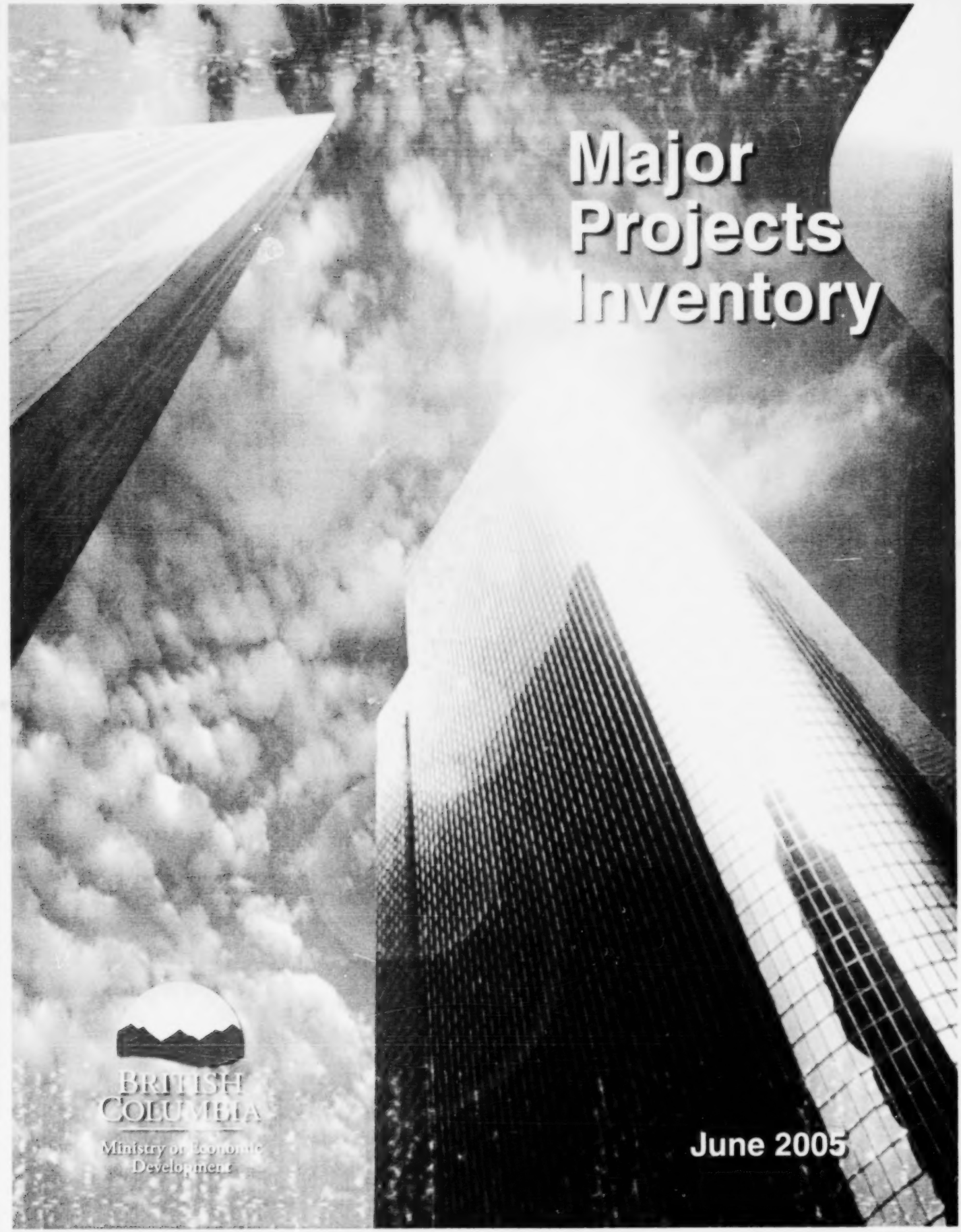
Major
Projects
Inventory
BRITISH
COLUMBIA
Ministry of Economic
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June 2005

Contents

BC Major Projects Inventory
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BC Major Projects Inventory

A comprehensive database of major development activity in British Columbia

Issue 05-02: June 2005

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About the Major Projects Inventory

The BC Major Projects Inventory (MPI)contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

As of September 2004, the information in this published version of the BC Major Projects Inventory continues to be prepared by Jackie Hamilton & Associates, although it is now owned and published by the Province of British Columbia.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

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Highlights of the June 2005 Issue

This issue of the BC Major Projects Inventory lists 63 new, proposed projects valued at over $15 million each reported for the second quarter of 2005, totaling approximately $8 billion in potential new capital investment, if all the projects proceed.

Projects with a residential component continue to dominate the list of proposed projects, and, of these, there are a number that are seniors housing projects—or larger residential projects contain a seniors housing component. The largest residential projects on the list are the $800 million Pridham residential proposal in Squamish, and the $400 million Goldstream Estates project in the Langford area on Vancouver Island.

Consistent with the announcements made by the provincial government to improve educational services, this issue lists 10 public or public-private projects in the education sector. Of note are the Canada Education Park in Chilliwack, and a private proposal—the $1 billion Sage Hills University and Residential community south of Courtenay on Vancouver Island.

Industrial project proposals continue to increase in numbers. While there is very active mineral exploration on a number of properties, most notably in the North Coast region, some are in the early pre-feasibility stages and thus are not listed in this issue, but will be considered for later issues of the MPI once there is more information available for them. Other projects of interest are the $2.5 billion Enbridge Condensate Pipeline proposal terminating in the North Coast area and three wind and wood/coal power plant proposals. Forty-three major projects started construction in the second quarter, valued at almost $3.5 billion. The Rise, a $1 billion residential development in the Vernon area, began construction, as did three major sawmill expansions/modernizations in the Quesnel and Vanderhoof areas.

Fifteen projects completed construction in the second quarter, the largest being BC Hydro's $100 million Seven Mile Dam seismic upgrade.

Of the total $78 billion in projects tracked for this edition of the MPI, the capital cost of all major projects currently under construction in BC is estimated at $31 billion. Proposed projects, are estimated at approximately $43 billion; however, of this amount, not all projects have a high probability of proceeding. Finally, approximately $4 billion of projects are judged to be "on hold" for the time being.

Prepared by:
Jackie Hamilton & Associates Ltd.
June 30, 2005

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New Proposed Projects April—June 2005

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Campbell River	Wal-Mart Shopping Centre	15
1. Vancouver Island/Coast	Campbell River	Charlton Shopping Centre	15
1. Vancouver Island/Coast	Comox	CFB Comox Facility	15
1. Vancouver Island/Coast	Esquimalt	LÆcole Victor Brodeur	20
1. Vancouver Island/Coast	Ladysmith	Slack Point Mixed Use Development	15
1. Vancouver Island/Coast	Langford	RONA-REVY Hardware Store	25
1. Vancouver Island/Coast	Langford	Goldstream Estates	400
1. Vancouver Island/Coast	Nanaimo	Condominium Development	20
1. Vancouver Island/Coast	Sooke	Church Hill Meadows	15
1. Vancouver Island/Coast	Surrey	Seniors Assisted Living Development	24
1. Vancouver Island/Coast	Tofino Area	Catface Mine	400
1. Vancouver Island/Coast	Ucluelet	Black Rock Oceanfront Resort	45
1. Vancouver Island/Coast	Union Bay	Sage Hills University and Residential Comm	1,000
1. Vancouver Island/Coast	Union Bay	Union Bay Housing and Resort Development	100
1. Vancouver Island/Coast	Victoria	Rock Bay Neighbourhood	40
1. Vancouver Island/Coast	Victoria	Ships Point Mixed Use Development	60
1. Vancouver Island/Coast	Victoria	Mozart Mixed Use Tower	14
2. Mainland/Southwest	Burnaby	Station Square Redevelopment	50
2. Mainland/Southwest	Burnaby	Marine Way Centre	20
2. Mainland/Southwest	Burnaby	Marine Way Market	20
2. Mainland/Southwest	Burnaby	Library and Residential Development	20
2. Mainland/Southwest	Burnaby	Simon Fraser University - Athletic Centre	60
2. Mainland/Southwest	Chilliwack	Canada Education Park	150
2. Mainland/Southwest	Coquitlam	Douglas College Health Sciences Building	36
2. Mainland/Southwest	Mission	Silver Creek Business Park	20
2. Mainland/Southwest	New Westminster	San Marino Apartment Complex	20
2. Mainland/Southwest	New Westminster	Quantum Residential Tower	25
2. Mainland/Southwest	New Westminster	Mixed Use Tower	30
2. Mainland/Southwest	North Vancouver	Sutherland Secondary School Replacement	24
2. Mainland/Southwest	Pitt Meadows	Gateway Program - Pitt River Bridge	180
2. Mainland/Southwest	Richmond	Fraser Reach Business Park	30
2. Mainland/Southwest	Squamish	Pridham Residential Development	800
2. Mainland/Southwest	Surrey	Kwantlen University College Surrey Campus	36
2. Mainland/Southwest	Surrey	Clayton Village Residential Development	20
2. Mainland/Southwest	Surrey	Surrey Industrial Park	20
2. Mainland/Southwest	Vancouver	Canadian Broadcasting Corporation Studio R	20
2. Mainland/Southwest	Vancouver	Residential Towers - Robson Street	80
2. Mainland/Southwest	Vancouver	1133 West Georgia Residential Development	150
2. Mainland/Southwest	Vancouver	1133 Homer Residential Tower	30
2. Mainland/Southwest	Vancouver	Queen Elizabeth Theatre Renovation	35
2. Mainland/Southwest	Vancouver	UBC: Museum of Anthropology Renewal Proj	49
2. Mainland/Southwest	West Vancouver	Tapestry Condominiums	50
2. Mainland/Southwest	West Vancouver	Residential Development	100
3. Thompson/Okanagan	Kelowna	UBC - Okanagan Multi-Purpose Building	28
3. Thompson/Okanagan	Kelowna	UBC - Okanagan Campus Student Residences	18
3. Thompson/Okanagan	Kelowna	Southwinds At Sarsons Development	50
3. Thompson/Okanagan	Logan Lake	Highland Valley Copper Mine Expansion	
3. Thompson/Okanagan	Peachland	Reflections On The Lake Estates	20
3. Thompson/Okanagan	Peachland Area	Greata Ranch Development	50
3. Thompson/Okanagan	Princeton	Coal and Wood Waste Power Plant	100
3. Thompson/Okanagan	Vernon	Seasons Congregate Care Facility	19
3. Thompson/Okanagan	Vernon	Lakeshore Residential Development	25
4. Kootenay	Cranbrook	College of the Rockies Cranbrook Campus Ex	17

New Proposed Projects April—June 2005 *(continued)*

5. Cariboo	Prince George	Dutchess Park Secondary School Replacement	18
5. Cariboo	Prince George To Cache Creek	Cariboo Connector - Highway 97 Improvement	200
5. Cariboo	Quesnel	Wood Manufacturing Plant	200
6. North Coast	Atlin	Ruby Creek Molybdenum Mine	30
6. North Coast	Prince Rupert	Enbridge Condensate Pipeline	2,500
6. North Coast	Stewart	Swamp Point Aggregate Project	15
7. Nechako	Vanderhoof	Wood Manufacturing Plant	200
8. Northeast	Chetwynd Area	Dokie Wind Farm Project	450
8. Northeast	Chetwynd Area	Wartenbe Wind Energy Project	90
8. Northeast	Fort St. John	Winter Sports Facility	28
Total			**8,356**

Projects Starting Construction April—June 2005

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Langford	Alexander Mackie Lodge	14
1. Vancouver Island/Coast	Langford	Canwest Mall Expansion	30
1. Vancouver Island/Coast	Sidney	Seaport Project	25
1. Vancouver Island/Coast	Victoria	Cridge Village Seniors Centre	15
1. Vancouver Island/Coast	Victoria	Parkside Victoria Resort and Spa	55
2. Mainland/Southwest	Burnaby	Park 360 Residential Development	32
2. Mainland/Southwest	Burnaby	Simon Fraser University - Arts and Social Science Complex Module	26
2. Mainland/Southwest	Chilliwack	Webster Landing	60
2. Mainland/Southwest	Cloverdale	Trades and Technology Centre of Kwantlen University College	42
2. Mainland/Southwest	Coquitlam	Executive Plaza Residential Development	20
2. Mainland/Southwest	Langley	Langley Seniors Village	20
2. Mainland/Southwest	New Westminster	Port Royal Planned Community	200
2. Mainland/Southwest	New Westminster	The Point Residential Tower - 611 Carnarvon Street	20
2. Mainland/Southwest	North Vancouver	Lynn Valley Library and Town Centre Project	34
2. Mainland/Southwest	Surrey	Border Infrastructure Project - Highway 10	42
2. Mainland/Southwest	Surrey	Charlton Park Residential Development	35
2. Mainland/Southwest	Surrey	South Surrey Seniors Village	22
2. Mainland/Southwest	Surrey	Residential Development - 10499 134th Street	27
2. Mainland/Southwest	Surrey	Sunberry Court Townhouses	20
2. Mainland/Southwest	Surrey	Central City Neighbourhood	350
2. Mainland/Southwest	Vancouver	Bentall 5 Project - Phase 2	50
2. Mainland/Southwest	Vancouver	Pomaria Residential Development	25
2. Mainland/Southwest	Vancouver	1255 Seymour Street Residential Tower	55
2. Mainland/Southwest	Vancouver	Elan Condominiums	80
2. Mainland/Southwest	Vancouver	Vandusen Garden Renovation Project	20
2. Mainland/Southwest	Vancouver	TransLink Transit Centre	66
2. Mainland/Southwest	Vancouver	CP Rail Phase 1 Capacity Expansion	60
2. Mainland/Southwest	Vancouver	The Rise Development	60
2. Mainland/Southwest	Vancouver	1455 Howe Street Live/Work Tower and Townhouses	25
2. Mainland/Southwest	Vancouver	Langara College Expansion	39
2. Mainland/Southwest	Vedder	G.W. Graham Middle Secondary School	25
3. Thompson/Okanagan	Kamloops	Thompson Rivers University	65
3. Thompson/Okanagan	Kelowna	Pinnacle Pointe	20
3. Thompson/Okanagan	Merritt	Active Mountain Resort	250
3. Thompson/Okanagan	Vernon	The Rise Resort and Residential Development	1,000
3. Thompson/Okanagan	Vernon	Middleton Mountain Neighbourhood	40
3. Thompson/Okanagan	Vernon	Adventure Bay Point	25

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Projects Starting Construction April—June 2005 *(continued)*

5. Cariboo	Prince George	UNBC Teaching and Learning Centre	32
5. Cariboo	Quesnel	West Fraser Sawmill Replacement Project	105
6. North Coast	Port Clements	North Island Power Plant	15
7. Nechako	Vanderhoof Area	Plateau Sawmill Upgrade	104
8. Northeast	Dawson Creek	South Peace Community Multiplex	22
8. Northeast	Tumbler Ridge	Wolverine Coal Mine	180
Total			**3,472**

Projects Completing Construction April—June 2005

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	Parc Residences	20
1. Vancouver Island/Coast	Victoria	Save-On-Foods Memorial Centre	30
2. Mainland/Southwest	Burnaby	Strathmore Lane Residential Development	25
2. Mainland/Southwest	Burnaby	Metropolis at Metrotown Mall Expansion	80
2. Mainland/Southwest	Langley	Cascade Casino and Convention Hotel	44
2. Mainland/Southwest	Squamish	Upper Mamquam Hydroelectric Project	35
2. Mainland/Southwest	Surrey	Sussex House Condominiums	45
2. Mainland/Southwest	Vancouver	Simon Fraser University - Segal Graduate School of Business	25
2. Mainland/Southwest	Vancouver	Pintura Residential Development	20
2. Mainland/Southwest	Vancouver	Sterling at 1050 Smithe Street	20
2. Mainland/Southwest	Whistler	Four Seasons Private Residences - Discovery Centre	36
3. Thompson/Okanagan	Kelowna	The Pointe at Quail Ridge	15
3. Thompson/Okanagan	Penticton	Okanagan Lake Park Highway Improvements	16
4. Kootenay	Trail	Seven Mile Dam Siesmic Upgrade	100
8. Northeast	Fort Nelson	PolarBoard Mill Expansion	26
Total			**537**

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Summary of Major Projects by Project Status April—June 2005

Development Region	Proposed	Construction started	Completed	On Hold	Total
1. Vancouver Island/C	77	38	2	4	121
2. Mainland/Southwest	147	168	9	14	338
3. Thompson/Okanagan	44	43	2	2	91
4. Kootenay	11	11	1	1	24
5. Cariboo	10	5	–	2	17
6. North Coast	16	5	–	1	22
7. Nechako	5	1	–	2	8
8. Northeast	11	6	1	2	20
Total	321	277	15	28	**641**

Summary of Major Projects by Industrial Category April—June 2005*

Development Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	80	3	5	13	–	13	5	119
2. Mainland/Southwest	223	27	–	16	1	35	27	329
3. Thompson/Okanagan	53	7	3	7	1	5	13	89
4. Kootenay	5	2	2	6	1	2	5	23
5. Cariboo	3	2	3	1	5	3	–	17
6. North Coast	1	7	6	7	1	–	–	22
7. Nechako	–	1	5	–	2	–	–	8
8. Northeast	1	2	9	4	1	–	2	19
Total	**366**	**51**	**33**	**54**	**12**	**58**	**52**	**626**

* Does not include 15 projects that were completed in April–June 2005
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

Summary of Capital Cost Estimates—June 2005 ($ Millions)

Region	Proposed	Construction Started	Completed	On Hold	Total
1. Vancouver Island/C	7,868	2,911	50	380	11,209
2. Mainland/Southwest	17,357	18,892	330	1,447	38,026
3. Thompson/Okanagan	3,840	5,791	31	520	10,182
4. Kootenay	1,459	2,061	100	64	3,684
5. Cariboo	2,370	350	–	1,000	3,720
6. North Coast	8,327	345	–	750	9,422
7. Nechako	472	104	–	320	896
8. Northeast	1,110	514	26	95	1,745
Total	**42,803**	**30,968**	**537**	**4,576**	**78,884**

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British Columbia
Development Regions

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Vancouver Island/Coast Development Region

Updated July 18, 2005
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2004) : 8.4
Economic Base : Public administration (government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	121.9	99.3	55.1	476.3	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.3	106.5	68.1	530.7	200.0	0.410	0.208	0.618	1981
1986	36.8	95.7	58.8	172.4	111.5	81.7	556.8	224.7	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.4	0.377	0.258	0.635	1991
1996	40.4	118.4	59.9	217.5	158.6	109.9	704.8	288.4	0.364	0.252	0.617	1996
2001	32.9	117.3	64.2	197.6	187.0	119.0	718.0	302.8	0.335	0.265	0.600	2001
2006	30.8	106.3	73.2	189.6	218.2	127.7	745.9	333.2	0.285	0.266	0.551	2006
2011	33.9	96.5	69.9	196.8	237.9	142.6	777.5	362.7	0.259	0.283	0.541	2011
2016	36.5	96.7	65.2	210.7	238.1	168.4	815.7	388.6	0.259	0.328	0.587	2016
2021	36.7	103.9	59.0	221.7	233.9	196.6	851.9	407.2	0.273	0.382	0.655	2021
2026	35.3	109.1	59.9	220.5	233.5	223.8	882.2	423.1	0.281	0.436	0.717	2026
2031	33.7	109.3	65.7	208.4	243.6	244.8	905.7	440.2	0.276	0.473	0.749	2031

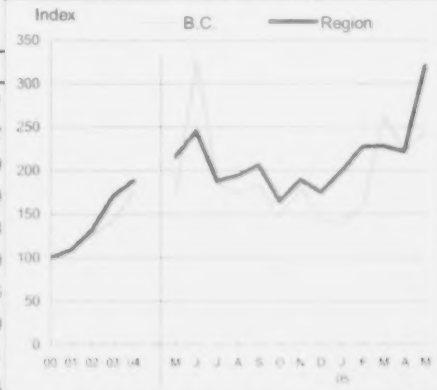
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1997	713.2	237.6	13.3	168.2	56.1	475.6	3,801
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752
1999	771.6	413.9	32.3	179.9	201.7	357.7	2,799
2000	581.5	276.6	29.7	147.6	99.3	305.0	1,920
2001	632.0	282.5	34.8	145.1	102.6	349.6	2,258
2002	769.2	265.2	16.5	155.2	93.5	504.1	3,469
2003	993.4	349.7	33.6	202.5	113.6	643.7	4,376
2004	1,098.4	238.6	18.5	139.1	80.9	859.8	5,199
YTD May '04	438.0	83.0	9.4	57.1	16.5	354.9	2,121
YTD May '05	580.1	143.6	10.8	74.3	58.5	436.5	2,596

Total Permits Index 2000=100



Not all projects require a building permit, not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised

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Vancouver Island/Coast Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate			2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Vancouver Isl./Coast		**717,966**	**722,128**	**728,679**	**734,860**	Esquimalt	DM	16,834	16,880	16,914	17,038
Saanich	DM	108,179	108,503	109,287	109,639	Central Saanich	DM	16,018	16,148	16,288	16,451
Nanaimo	C #	76,185	76,758	77,676	78,271	Colwood	C	14,345	14,507	14,614	14,825
Victoria	C	77,362	77,405	77,323	77,538	Powell River	DM	13,550	13,553	13,571	13,680
Campbell River	DM #	29,700	29,672	29,980	30,170	Comox	T #	11,660	11,824	12,101	12,394
North Cowichan	DM	27,290	27,510	27,703	28,065	Sidney	T	11,404	11,416	11,511	11,495
Courtenay	C #	19,103	19,340	20,589	21,068	Parksville	C	10,773	10,862	11,066	11,245
Langford	DM	19,660	20,088	20,540	20,901	North Saanich	DM	10,890	10,956	11,057	11,103
Port Alberni	C #	18,516	18,459	18,438	18,490	Sooke	DM	9,116	9,241	9,419	9,730
Oak Bay	DM	18,573	18,528	18,430	18,357	View Royal	T	7,587	7,804	7,965	8,045

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Bella Coola

Bella Coola Rock Project
Arthon Construction Ltd. Ph: (604) 820-6700
Proposed aggregate quarry approx 2 km from Bella Coola. Mining permit has been approved and project will proceed depending on the market.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 997
Start: ?
Finish: ?
Last Update: Mar 2005

Campbell River

Charlton Shopping Centre
M. A. Charlton & Associates Ph: (604) 377-2332
Proposed 101,000 sq ft commercial/retail centre at Dogwood and 16th Streets. Conceptual planning stage. A rezoning application has been submitted.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1438
Start: Apr 2006
Finish: May 2007
Last Update: Jun 2005

Campbell River

Wal-Mart Shopping Centre
Wal-Mart Canada Ph: (905) 821-2111
Proposed 111,000 sq ft store at the corner of Maple Street and the Discovery Harbour Highway and a future 40,000 sq ft expansion. Rezoning underway. Public hearings scheduled for late Jun 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1416
Start: Late 2005
Finish: Summer 2006
Last Update: Jun 2005

Campbell River

Discovery Bay/Menzies Bay Residential and Resort Development
Merrill & Ring Canada Ph: (250) 286-5700 (District of Campbell River)
Proposed 800 rural residential units including a resort village, tourist accommodation, retail services and a golf course. An Official Community Plan amendment was approved. A servicing plan is being prepared prior to resuming a rezoning request.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2005
Project ID: 1357
Start: Summer 2006
Finish: 2015
Last Update: Jun 2005

Campbell River

Sequoia Springs/Kingfisher Residential Project
Sequoia Springs Ph: (250) 286-5700 (District of Campbell River)
Proposal to add 600 to 800 residential units on 200 acres including an expansion to the Sequoia Springs Golf Course, to be developed over ten years. An application for an amendment to the Official Community Plan has been approved. Site servicing is underway.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2005
Project ID: 1356
Start: Fall 2005
Finish: 2016
Last Update: Jun 2005

Campbell River

Quinsam Coal-Fired Power Plant
Quinsam Coal Ph: (250) 286-3224
Early planning stages for a 165 MW coal-fired electricity generating plant approx 20 km east of Campbell River adjacent to the Quinsam coal mine. The proposed project was not selected for consideration in BC Hydro's Vancouver Island Call for Tenders. The project area was annexed to the City of Campbell River. Project is planning to bid into the next BC Hydro call for electricity expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 325
First Entry: Mar 2004
Project ID: 1090
Start: ?
Finish: ?
Last Update: Jun 2004

Colwood/Langford

Olympic View Neighbourhood
Golf BC Ltd. Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also included is a 6.9 ha park, a 120-room hotel, 3,500 sq m of office and retail space, and a new 9-hole golf course. Rezoning has been approved. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 8
Start: Summer 2005
Finish: 2006
Last Update: Jun 2005

Comox

CFB Comox Facility
Defense Construction Canada Ph: (250) 363-7928
New 6100 m mess facility expected to start design stage in fall 2005, with construction tender in spring 2006.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1432
Start: Spring 2006
Finish: Fall 2007
Last Update: Jun 2005

Courtenay

Raven Ridge Residential Development
Raven Group Ph: (250) 287-2215
Proposed mixture of residential, rural and recreational uses on approx 915 acres off Lerwick and Anderton, adjacent to the Crown Isle Golf Course. Plans include 1,100 to 1,400 residential units of mostly single-family homes, as well as multi-family developments. Lots will include regular-, estate-, and farm-sized properties, and will include 235 acres that will remain in the ALR. Plans include a 30 acre town centre, which will contain retail, services and accommodation, an equestrian centre, an 18-hole championship golf course on 200 acres, and greenways. Project is currently in the planning stage. Architect: Jorden Cook Associates.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Mar 2005
Project ID: 1308
Start: Late 2005
Finish: 2017
Last Update: Mar 2005

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1. Vancouver Island/Coast

Duncan

Cliffs Over Maple Bay Residential Development
Warren Paulin/648962 BC Ltd. Ph: (250) 715-6312
Proposed residential development to include approx 700 single- and multi-family homes on a 300 acre site in the Maple Bay area off Mt. Tzouhalem Rd . Phase 1 contains 33 single-family lots and Phase 2 contains 25 single-family lots. Plans also include a 125-room hotel, 18-hole Greg Norman golf course, and condominiums. Rezoning hearing held in mid-Jun 2005. Architect: Robert Boyle Associates Ltd.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2005
Project ID: 1371
Start: Early 2006
Finish: 2010
Last Update: Jun 2005

Esquimalt

Lcole Victor Brodeur
Conceil Scolaire Francophone Ph: (604) 214-2601
The new 540-capacity school on the site of the former school on Head St. Contractor selection is underway.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1446
Start: Jul 2005
Finish: Aug 2006
Last Update: Jun 2005

Esquimalt

Strait of Juan de Fuca Power Transmission Line
Sea Breeze Pacific Regional Transmission System Inc. Ph: (604) 689-2991
Two proposed 20 mile underground transmission lines with a total capacity of 1,100 MW to transmit energy between Vancouver Island and the United States. Pipeline would stretch across the Strait of Juan de Fuca, and be built in two phases.The first phase includes a transmission line that will provide up to 550 MW of new energy transfer capacity between Esquimalt, BC, and Port Angeles, Washington, and also includes construction of 2 sub-stations. An agreement between Sea Breeze Power Corp. and US-based Energy Investors Funds Group, which provides convertible debt, was finalized in Apr 2005. Project is currently undergoing inter-regional study and ongoing environmental studies. Open houses are planned in summer/fall 2005.

Status: Proposed
Est. Cost ($ million): 215
First Entry: Mar 2005
Project ID: 1324
Start: Late 2006
Finish: Late 2007
Last Update: Jun 2005

Gold River

Ucona River Hydroelectric Project
Ucona River Joint Venture Ph: (604) 683-8271
Proposed 35 MW run-of-river hydroelectric power project on the Ucona River near Gold River which includes a 2.5 km tunnel. Permits and approvals are being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2003
Project ID: 869
Start: Spring 2006
Finish: Fall 2008
Last Update: Jun 2005

Gold River

Gold River Power Project
Green Island Energy Ltd. Ph: (425) 889-2700
The project is a proposed 49 MW wood residue electricity generation project located in Gold River using infrastructure from the closed Bowater pulp mill. The project would eventually be developed to 250 MW in size. It was not selected in the 2004 call for electricity by BC Hydro, however, it is still being pursued. Website: www.greenislandenergy.com

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 791
Start: ?
Finish: ?
Last Update: Jun 2005

Ladysmith

Slack Point Mixed Use Development
Ph: (250) 245-6400 (Town of Ladysmith)
Proposals for a 26 acre development to include cottages, industrial work spaces, townhouses, apartments, and a possible hotel, marina and restaurant. Expressions of interest expected to be called for in summer 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1447
Start: ?
Finish: ?
Last Update: Jun 2005

Ladysmith

Terasen Vancouver Island LNG Gas System Upgrades
Terasen Utilities Ph: (604) 576-7000
Terasen's proposal is to develop a Vancouver Island Liquefied Natural Gas (LNG) storage facility and add to the pipeline distribution system. Rezoning was approved in May 2004 for a 43 ha site, west of Mt. Hayes and approx 8 km northeast of Ladysmith, for the proposed LNG facility. The plant will have the capacity to liquefy approx 7.5 mmscfd and vaporize and inject up to 100 mmscfd of natural gas back into the pipeline system. The BC Utilities Commission approved the project when it was linked to the now-cancelled Duke Point Power Project (see id 1201). However, the project may still proceed as Terasen may be submitting a revised application to the Utilities Commission.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Jun 2003
Project ID: 972
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2005

Langford

Goldstream Estates
Quadra Pacific Properties Corp. Ph: (250) 388-1141
Proposed 1100 home project above Langford Lake on an 83-ha site include approximately 540 single family dwellings, 240 townhouses, 300 apartments, a shopping centre, a passenger station for the E&N Railway, and a lodge. A rezoning application has been submitted. Public hearings not yet scheduled.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Jun 2005
Project ID: 1418
Start: Fall 2006
Finish: 2010
Last Update: Jun 2005

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Langford

RONA-REVY Hardware Store
Rona Inc. Ph: (250) 474-6919 (Langford District)
A 9,884 sq m retail outlet at 850 Attree Road and the Veterans Memorial Parkway on a 2.4 acre site. A development permit application is under review.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2005
Project ID: 1449
Start: Fall 2005
Finish: Spring 2006
Last Update: Jun 2005

Langford

Millstream Village Commercial Development
Millstream Village Development Corp. Ph: (250) 474-6919
Proposed development of a 350,000 sq ft shopping centre with parking for 1,500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Rd from McCallum Rd to Treanor Ave, as well as installation of bike lanes, treed boulevards and sidewalks. Site preparation is currently underway. Architect: Wensley Architecture Ltd. Website: www.alliancebluecorp.com

Status: Proposed
Est. Cost ($ million): 56
First Entry: Dec 2001
Project ID: 780
Start: Summer 2005
Finish: Fall 2006
Last Update: Mar 2005

Langford

Hull's Field - Mixed Use Residential Development
Harling Point Estates Ph: (250) 385-4565 (Architect)
Proposed 150,000 sq ft shopping centre called Hull's Corner (currently in site preparation), 135 apartments and 40 townhouses at 2968 Jacklin Rd. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 545
Start: Summer 2005
Finish: 2006
Last Update: Jun 2005

Langford

Lakeview Estates (Lakewood Neighbourhood)
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000 sq ft townhouse, condominium and single-family development containing 923 units, 17,500 sq ft of commercial space, and park and school space at 1220 Parkdale Dr. Project was approved-in-principle Nov 2003 with final approval received Jul 2004. Site servicing will take 12 to 18 months to complete. Engineer: 1st Team Engineering Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 550
Start: Summer 2005
Finish: 2009
Last Update: Mar 2005

Langford

Goldstream Meadows Residential Development
Goldstream Meadows Ltd. Ph: (250) 382-4240
The project includes 240 modular homes and 180 townhouses, a park, preservation of a wetland, and approximately 86,000 sq m of commercial space on a 59 ha site adjacent to Langford Lake. Site servicing underway.

Status: Proposed
Est. Cost ($ million): 36
First Entry: Sep 1997
Project ID: 1222
Start: Summer 2005
Finish: 2008
Last Update: Jun 2005

Lantzville

The Foothills Residential Development
Lantzville Foothills Estates Inc Ph: (250) 390-3331
Proposed residential development on a 1825 acre site to include single- and multi-family units, a commercial area, golf course and approx 400 to 500 acres of parkland and trails. Website: www.lantzvillefoothills.com

Status: Proposed
Est. Cost ($ million): 75
First Entry: Mar 2005
Project ID: 1361
Start: Summer 2005
Finish: 2015
Last Update: Jun 2005

Metchosin

Centre Mountain Golf Course and Lodge
Centre Mountain Ph: (250) 474-3167 (Metchosin)
A proposed 18-hole golf course, designed by Robert Trent Jones Jr., and resort consisting of three resort lodges and cabins, totalling 265-units and involving 126 ha, received approval for development in Dec 2003. Zoning is complete. Project is currently at a standstill due to a bylaw being challenged by the public.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2003
Project ID: 1026
Start: ?
Finish: ?
Last Update: Mar 2005

Nanaimo

Condominium Development
Insight Development Corp. Ph: (250) 729-0827
Proposed condominium tower up to 24-storeys at 10 and 20 Front St. Rezoning has been approved. Architect: Rafii Architecture

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1386
Start: Early 2006
Finish: Fall 2007
Last Update: Jun 2005

Nanaimo

Pacifica Waterfront Condominium Development
Cape Development Corporation Ph: (604) 736-1156 (Architect)
131-condominiums, 26 townhouses, 19,000 sq ft of commercial space, and a library in a 20-storey and 4-storey building. Project is located at 38 Front St on the site of the Malaspina Hotel. Development permit has been approved. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2004
Project ID: 1088
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2005

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1. Vancouver Island/Coast

Nanaimo

New Nanaimo Centre -Conference Centre and Hotel
Triarc International Inc./City of Nanaimo Ph: (250) 755-4429
(Nanaimo City)
Proposed major redevelopment of Nanaimo's downtown core. Phase 1 ($100 million) of the plan is to develop a conference centre, 20-storey 140-room Marriott hotel, 225-seat auditorium, and museum. Phase 2 includes development of the Foundry and Civic Arena sites into twin condominium high rises, containing 300-units, and two ice arenas. A public-private partnership with Triarc International Inc. would develop the first phase. Phase 1 would be located in the block bordering Commercial St, Terminal Ave, and Gordon St. Plans also include an amphitheatre on the waterfront at Georgia Park near Swy-A-Lana lagoon. Development permits expected to be approved by May 2005. Zoning and subdivision completion expected by Aug 2005. Architect: Hotson Bakker Architects.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2001
Project ID: 760
Start: Late 2005
Finish: 2008
Last Update: Mar 2005

Oak Bay

Baptist Housing in Oak Bay - Marrion Gardens
Baptist Housing Ministries Ph: (250) 592-2231
Proposed seniors housing to include both assisted and independent living units at Fort St and Foul Bay Rd. Plans are to add a new 7-storey and new 4-storey building. Architect: Jensen Group Architects Inc. Demolition and site preparation underway.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1244
Start: Jul 2005
Finish: Late 2006
Last Update: Jun 2005

Oak Bay

Oak Bay Beach Hotel Replacement
Kevin Walker Ph: (250) 598-4556
Proposed development of a new 136-unit, 100,000 sq ft hotel and spa on the site of the current 45,000 sq ft Oak Bay Beach Hotel at 1175 Beach Dr. Oak Bay Council rejected the proposal on Dec 13, 2004. Project is being redesigned. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1157
Start: ?
Finish: ?
Last Update: Mar 2005

Parksville

The Beach Club
Pacific Beach Investments Ph: (250) 386-2227
Multi-use development proposed for the site where the Island Hall Beach Resort currently stands at 181 W. Island Hwy. Phase 1 is a 75-unit resort-hotel with conference facilities, a spa and pool, while Phase 2 plans include 4- and 9-storey residential buildings, as well as a restaurant. Pre-sales expected to start in Jul 2005. Architect: Moore Paterson Architects.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2003
Project ID: 1049
Start: Aug 2005
Finish: 2011
Last Update: Jun 2005

Port Alberni

Eagle Rock Materials Project
Eagle Rock Minerals Ltd. Ph: (250) 720-2700
(Alberni-Clayoquot Regional District)
Proposed gravel pit in the Port Alberni Inlet area with a 100-year mine life. Project will supply gravel to the California market. Mining permit approved and environmental assessment approval issued Sep 17, 2003 and remaining approvals are being sought. Process for securing port customers in California is underway. Land tenure was approved for the site in May 2005. Website: www.eagleaggregates.ca

Status: Proposed
Est. Cost ($ million): 115
First Entry: Dec 2002
Project ID: 839
Start: ?
Finish: ?
Last Update: Jun 2005

Port Hardy

Nahwitti Wind Farm
Nomis Power Corp Ph: (250) 902-1234
A 400 MW wind farm from 25 turbines on 1040 acres of private lands to be developed in phases near Nahwitti Lake on northern Vancouver Island. Phase 1 will produce approximately 45 MW. Expected to enter the BC Environmental Assessment Act review in Summer 2005. Start and finish dates are for Phase 1.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2004
Project ID: 1284
Start: Summer 2006
Finish: Late 2007
Last Update: Jun 2005

Port Hardy

Holberg Wind Energy Project
Stothert Power Corp/Global Renewable Energy Partners Inc.
Ph: (604) 681-2030
Proposed 58.5 MW wind power project to include up to 45 wind turbine generators on the northwest coast of Vancouver Island 40 km west of Port Hardy. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals, and has received approval under the BC Environmental Assessment Act. A feasibility study was completed in Jun 2005.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Jun 2003
Project ID: 975
Start: ?
Finish: ?
Last Update: Jun 2005

Port Hardy

Knob Hill Wind Power Project
Sea Breeze Energy Inc. Ph: (604) 689-2991
A proposed 450 MW wind farm holding located on a 400 m high plateau covering 42 sq km, north of Port Hardy. The project was not selected to be considered in BC Hydro's recent call for electricity on Vancouver Island, however the project is proceeding on a merchant basis. Project will continue to enter future BC Hydro calls for electricity. Project received BC Environmental Assessment Act approval in Sep 2004. Website: www.seabreezeenergy.com

Status: Proposed
Est. Cost ($ million): 675
First Entry: Jun 2002
Project ID: 813
Start: Mar 2006
Finish: Spring 2007
Last Update: Mar 2005

Port Mcneill

Orca Sand and Gravel Project
Polaris Minerals Corporation Ph: (604) 915-5000
Proposed sand and gravel project with a production capacity of up to 6,000,000 tonnes/year located 3 km west of Port McNeill. Project would include a separation plant, crushing plant, aggregate storage and a deep sea loading facility. And Application for an Environmental Assessment Certificate was submitted in early Jan 2005. Approval expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Jun 2004
Project ID: 1160
Start: Fall 2005
Finish: Late 2006
Last Update: Jun 2005

Powell River

East Toba River and Montrose Creek Hydroelectric Projects
Plutonic Power Corp Ph: (604) 669-4999
This proposed project consists of the East Toba River 119 MW hydroelectric project, the Montrose Creek 50 MW hydroelectric project, and a 230 KV transmission line extending from Saltery Bay near Powell River to connect the two projects. Project is in the pre-application stage of the BC Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 255
First Entry: Sep 2004
Project ID: 1218
Start: ?
Finish: ?
Last Update: Jun 2005

Qualicum Beach

Pheasant Glen Resort Development
Pheasant Glen Ph: (250) 752-8786
Expansion of an existing golf course into a resort, including 225 units, some with quarter ownership, in lodge units, cottages and villas. Phase 1 consists of a clubhouse with a 300-seat conference room and upper floors of accommodation. Seeking city approvals.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1358
Start: Late 2005
Finish: 2010
Last Update: Mar 2005

Saanich

Berwick Royal Oak Congregate Care Facility
Berwick Investments Ltd. Ph: (250) 385-1505
Proposed 250,000 sq ft congregate care facility containing 228-units in a 4-storey building to be located at 4680 Elk Lake Dr, on the Royal Oak Inn site. Rezoning and development permit have been approved. Currently in the working drawings stage. Architect: Chow Fleischauer Low Architects Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1306
Start: Sep 2005
Finish: Late 2006
Last Update: Mar 2005

Saanich

Town and Country Shopping Centre Redevelopment
Morguard Investments Ph: (250) 383-8093
Planned doubling of the square footage of the existing 226,000 sq ft shopping centre to increase the number of retailers from 21 to 80. Approvals are being sought.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1204
Start: Fall 2005
Finish: Spring 2008
Last Update: Mar 2005

Saanich

Tuscany Village Residences
Bond Development Corporation Ph: (250) 477-7291
101 luxury condominiums (105,000 sf) and 75,000 sq ft of commercial space anchored by Thrifty Foods is proposed at the 1600 block of McKenzie Ave. Retail liquor store approved in Jun 2005. Architect: Eric Barker Architect Inc. General contractor: Kinetic Construction. Site preparation underway.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1194
Start: Jul 2005
Finish: Oct 2006
Last Update: Jun 2005

Saanich

Dunsmuir Lodge Expansion
University of Victoria Ph: (250) 656-3166
Possible major expansion at the University of Victoria conference facility near the Victoria International Airport. A review is being managed by CitySpaces Consulting.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 1999
Project ID: 553
Start: 2007
Finish: 2009
Last Update: Jun 2005

Salt Spring Island

Channel Ridge Village -Town of Highbridge
Channel Ridge Properties Inc. Ph: (250) 384-2400 (Architect)
Planned development for the north side of Saltspring Island, covering 344 ha, to include 405 homes, a town centre, with shops and amenities, including tennis courts, crafts workshop, wellness centre with spa and fitness area, spread over 36 ha. Highbridge Town Centre will include 54 commercial units, for a total of 80,000 sq ft of retail space. Project includes parks, playing fields and recreational amenities. Changes were made to the project as a result of community concerns and the development application was resubmitted. Number of units was reduced from 405 to 320 homes. First phase consists of 165 residential units. Architect: Davidson Yuen Simpson. Website: www.highbridge.ca

Status: Proposed
Est. Cost ($ million): 200
First Entry: Dec 1997
Project ID: 28
Start: Fall 2005
Finish: 2011
Last Update: Mar 2005

Sooke

Church Hill Meadows
Seastar Capital Contracting Ltd. Ph: (250) 642-1634 (Sooke District)
Development to include approximately 135 units - 92 single family dwellings and 44 townhouses. In the design and site servicing stage.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1448
Start: Late 2005
Finish: Spring 2006
Last Update: Jun 2005

Sooke

Silver Spray Destination Resort
Silver Spray Ph: (604) 681-3565
Proposed 174 acre, 85-suite hotel/lodge, 127 single-family homes, spa, restaurant, 9-hole golf course and 115 berth marina. Rezoning has been approved. Development permit approval will be requested to allow the project to start construction in late 2005 or early 2006. Architect: Hulbert Group International Inc. Website: www.silversprayloge.ca

Status: Proposed
Est. Cost ($ million): 130
First Entry: Jun 1999
Project ID: 677
Start: Late 2005
Finish: 2008
Last Update: Jun 2005

Surrey

Seniors Assisted Living Development
Progressive Intercultural Community Services Society
Ph: (604) 596-7722
Proposed second phase of a seniors assisted living facility. Phase 1, 54 units, is completed. Start and finish dates are for Phase 2 ($10 mil) which will connect to the Phase 1 building. The new building will be a four-storey, wood-frame apartment complex with 72 one-bedroom assisted-living units. The development will connect and share services with the existing 54-unit supportive seniors housing complex located on the same site.

Status: Proposed
Est. Cost ($ million): 24
First Entry: Jun 2005
Project ID: 1444
Start: Jul 2005
Finish: Jul 2006
Last Update: Jun 2005

Tofino Area

Catface Mine
Catface Copper Mines Ltd. Ph: (604) 688-7377
Proposed open pit mine on a 4,000 ha area known as the Catface Range on west Vancouver Island, 13 km northwest of Tofino. Site will be mined for copper, molybdenum, gold and silver in three zones: Cliff zone, Irishman Creek zone, and Hecate Bay zone. Plans also include constructing a processing facility and an office facility.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Jun 2005
Project ID: 1381
Start: ?
Finish: ?
Last Update: Jun 2005

Ucluelet

Black Rock Oceanfront Resort
Black Rock Ocean Development Inc.
Ph: (250) 726-7744 (District of Ucluelet)
Proposed 125,000 sq ft project to include 138 condominium/hotel units on 8.5 acres. Pre-sales underway. Website: www.blackrockresort.com

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2005
Project ID: 1462
Start: Late 2005
Finish: Spring 2007
Last Update: Jun 2005

Ucluelet

Wild Ucluelet Development
Amadon Group Ph: (604) 688-1451
Major development on approx 370 acres to include 600 single-family homes, 400 multi-family homes, 3 resort hotels, and a wellness and therapy centre. Architect: Bing Thom Architects. Website: www.wilducluelet.com

Status: Proposed
Est. Cost ($ million): 300
First Entry: Mar 2005
Project ID: 1297
Start: Late 2005
Finish: 2018
Last Update: Mar 2005

Union Bay

Sage Hills University and Residential Community
Independent Academies Canada Inc. Ph: (250) 758-4373
Proposed international educational facilities with a private university and kindergarten to Grade 12 academy, to include a world-class sports academy and related residential and commercial development, on 2040 acres adjacent to the Inland Highway northwest of Union Bay and south of Courtenay. Initial stages would construct up to 2000 homes. Site studies and land feasibility assessment are underway and local public consultation has commenced. Website: www.sagehillsbc.com

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Jun 2005
Project ID: 1435
Start: Summer 2007
Finish: 2017
Last Update: Jun 2005

Union Bay

Union Bay Housing and Resort Development
Kensington Island Properties Ph: (250) 342-5440
Proposed new community near the ocean and core of the Union Bay village, to potentially include a marina, seniors housing, golf course, hotels, and 1100 housing units. A portion of the land is subject to contaminate site clean up requirements. Public meetings are underway. Regional District planning approvals are required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2005
Project ID: 1434
Start: ?
Finish: ?
Last Update: Jun 2005

Victoria

Mozart Mixed Use Tower
Eric Charman Ph: (250) 385-1505 (Construction Manager)
A 71,000 sf, 12-storey residential and commercial tower is planned at 726-728 Yates St. Construction Manager: Denford Construction Management. Architect: CEI Architecture. Rezoning approved.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Jun 2005
Project ID: 1412
Start: Spring 2006
Finish: Feb 2007
Last Update: Jun 2005

Victoria

Rock Bay Neighbourhood
City of Victoria Ph: (250) 361-0382 (City of Victoria)
A mixed use development on a 2.8 ha site off Pembroke Street that is currently in remediation which will complete in 2006. The city plans an Open House on Jun 30 2005 to review the industrial village concept with marine industry, commercial businesses and shops.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Jun 2005
Project ID: 1450
Start: Late 2007
Finish: 2010
Last Update: Jun 2005

Victoria

Ships Point Mixed Use Development
Ph: (604) 682-1881 (Architect)
The proposed mixed-use development includes a hotel, offices, retail, restaurants, a seaplane terminal, a marine adventure centre, a maritime heritage harbour and centre, a seawalk and a festival plaza. Architect: Bing Thom Architects.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2005
Project ID: 1463
Start: ?
Finish: ?
Last Update: Jun 2005

Victoria

999 Burdett Residential Development
Cielo Properites Inc./Jan Zak Architect Ph: (250) 360-6311
Proposed 72-unit residential development on the Mount St. Marys site to include a 5-storey and 4-storey building. Currently in the rezoning process. Architect: Davidson Yuen Simpson.

Status: Proposed
Est. Cost ($ million): 17
First Entry: Mar 2005
Project ID: 1369
Start: Fall 2005
Finish: Late 2006
Last Update: Jun 2005

Victoria

Douglas Street Residential Development
Associated Building Credits Ltd. Ph: (250) 388-1141
Proposed 16-storey rental high rise building in the 300-block of Douglas St. Currently in the rezoning process. Architect: Wensley Architecture Ltd.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1370
Start: Spring 2006
Finish: 2008
Last Update: Mar 2005

Victoria

University of Victoria - Social Sciences and Mathematics Building
University of Victoria Ph: (250) 721-6100
Proposed development of a 8,600 sq m sciences and mathematics building to add three lecture theatres including 500 seats. Project is currently in the programming stage. The Provincial government is providing a majority of the funding required for this building.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1340
Start: Jun 2006
Finish: Dec 2007
Last Update: Jun 2005

Victoria

Dockside Green Development
City of Victoria/Windmill Development Group
Ph: (250) 361-0382 (Victoria City)
Proposed mixed use development of the 12 acre Dockside Lands site to include residential, live-work units and commercial and light industrial space. Windmill Development Group/VanCity Enterprises Ltd. with Terry Williams Architects, won the bid for the development rights. Windmill's "Dockside Green" development includes 850 housing units, 75,000 sq ft of office and commercial space, a boutique hotel, an open-air amphitheatre, and three 10-storey towers as well as smaller buildings from 3- to 7-storeys. Plans also include sustainable innovations such as onsite sewage treatment and waste wood power plants. Remediation work by the City will commence in Jul 2005. The rezoning public hearing is set for Aug 2005.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2004
Project ID: 1269
Start: Summer 2006
Finish: 2016
Last Update: Jun 2005

Victoria

Greater Victoria Sewer System Upgrades
Capital Regional District Ph: (250) 360-3000
Proposed upgrades of ageing or inadequately sized sewer lines in Saanich, Oak Bay and Victoria to be conducted in several phases. Phase 1 is a $15.9 million upgrading of the Northeast Trunk Line which is currently in the design phase.

Status: Proposed
Est. Cost ($ million): 61
First Entry: Dec 2004
Project ID: 1246
Start: Fall 2005
Finish: 2045
Last Update: Mar 2005

Victoria

University of Victoria Classroom/Faculty Building
University of Victoria Ph: (250) 721-6100
Proposed new building to provide additional instructional and office space. Currently seeking funding.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1277
Start: ?
Finish: ?
Last Update: Mar 2005

Victoria

Castana Mixed Use Development
The Amadon Group Ph: (604) 688-1451
Proposed 39 new townhouse units and ground floor shops to be developed at Cook and Sutlej Streets. Rezoning has been approved. Demolition of existing buildings to start in Jul 2005. Architects: Moore Paterson Architects.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2004
Project ID: 1205
Start: Fall 2005
Finish: Spring 2006
Last Update: Jun 2005

Victoria

Humboldt Street High Rise Residential Development
Alpha Project Developments Ph: (250) 360-1944
Proposed twin 15-storey towers, 214-unit residential complex at 737 Humboldt St. Rezoning application and height variance are currently under review. Architect: Merrick Architecture.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1203
Start: Aug 2005
Finish: Fall 2006
Last Update: Jun 2005

Victoria

Songhees Hillside Condominium Development
Heritage Partners Limited Partnership Ph: (250) 544-2107
Proposed development to include three residential towers of 13-, 11-, and 10-storeys. Currently in the design stage.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2004
Project ID: 1195
Start: ?
Finish: ?
Last Update: Mar 2005

Victoria

Vicino Residential and Commercial Development
Cielo Properties Inc. Ph: (250) 592-9953
A proposed 4-storey, 32-unit residential and commercial development located at 225 Menzies. Apartments would be above shops and underground parking. Rezoning has been approved. Architect: Davidson Yuen Simpson Architects & John A. Neilson Architects Inc.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1145
Start: Sep 2005
Finish: Fall 2006
Last Update: Jun 2005

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Victoria

University of Victoria Science Building
University of Victoria Ph: (250) 721-6100
Proposed 11,000 sq m facility to house the expanding needs of the Science Faculty, will include two lecture theatres comprising 500 seats. Project is currently in the programming stage. Provincial government is providing a majority of the funding required for this building. Tender for construction expected in Jun 2006. Website: www.uvic.ca/construction/buildingthefuture.html

Status: Proposed
Est. Cost ($ million): 49
First Entry: Mar 2004
Project ID: 1078
Start: Summer 2006
Finish: Jun 2008
Last Update: Jun 2005

Victoria

University of Victoria William C. Mearns Centre for Learning
University of Victoria Ph: (250) 721-6100
Project is described in the 2004/2005 Five Year Capital Plan as an expansion of the McPherson Library. The centre will include an information commons with workstations and a single access point for all library resources, a media commons which integrates all formats of the librarys audio, video and music collections, improved facilities and resources for disabled students, and an internet caf. Programming stage will begin in Apr 2005, followed by the design stage in Jul 2005. Project is expected to be tendered in Jun 2006. Website: www.uvic.ca/construction/buildingthefuture.html

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2004
Project ID: 1079
Start: Summer 2006
Finish: Dec 2007
Last Update: Jun 2005

Victoria

VENUS Project
University of Victoria Ph: (250) 472-5364
A network of undersea sensors to provide real time information on the behaviour of these water bodies and the seafloor onto the internet. The prototype line 3 km into Saanich Inlet from Pat Bay will start construction by Jun 2005 and will focus on design development of seafloor junction boxes, instrument testing, and inlet studies. Two other fibre optic cables will be laid in Fall 2005 across the Strait of Georgia from near the Tsawwassen ferry terminal (to measure water properties, seismic events, whale acoustics, fish migrations and the stability of the Delta, which is prone to collapse events) and across the Juan de Fuca Strait from south of Race Rocks. The first three lines received $10.3 million funding. A contract has been signed to design, build, test, and deploy the wet plant portion of the VENUS observatories. This project is funded by several research organizations and is related to the NEPTUNE Project (see separate entry). Website: www.venus.uvic.ca

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2004
Project ID: 1076
Start: Oct 2005
Finish: Fall 2006
Last Update: Jun 2005

Victoria

Victoria Recreation Complex
City of Victoria Ph: (250) 361-0365
New recreation facilities are planned to replace the Crystal Pool facility at 2275 Quadra Street, to include gymnasium, pool, and other recreational facilities. Public consultation commenced.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Mar 2004
Project ID: 1092
Start: Spring 2006
Finish: 2008
Last Update: Jun 2005

Victoria

Victorian Imperial Princess (Douglas Street Casino and Hotel)
Vancouver Island Entertainment Inc. Ph: (250) 361-0382 (Victoria City)
Redevelopment of property for a hotel and casino. Phase 1 will see the redevelopment of the Now Furniture Store at 2269 Douglas St into an Entertainment Centre and casino. Phase 2 will include the construction of the first tower of the approx 200-room hotel. Phase 3 will include the construction of the second hotel tower, conference facilities, boutique retail mall and a restaurant. Architect: Praxis Architects. Website: www.buildingvictoria.com. Approvals expected by late 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1055
Start: Early 2006
Finish: 2008
Last Update: Jun 2005

Victoria

NEPTUNE Canada Project
University of Victoria Ph: (250) 472-5377
The NEPTUNE project will lay a 3,000 km network of powered fibre optic cable on the seabed over the Juan de Fuca tectonic plate, a 200,000 sq km region in the northeast Pacific off the coasts of British Columbia, Washington and Oregon. Funding is approved. Project is related to the VENUS Project (see separate entry). Evaluation of two responses to the RFP for the $40 million portion (underwater infrastructure - cable and nodes) will be completed by summer 2005. Website: www.neptunecanada.ca

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2003
Project ID: 1036
Start: Summer 2007
Finish: 2008
Last Update: Sep 2004

Victoria

Pacific Sport Institute - Camosun College
Pacific Sport and Camosun College Ph: (250) 370-3602
Proposed sports complex to be constructed in 2 phases. Phase 1 includes a triple gymnasium with seating and portable stage, sport medicine and sport science centres, fitness and wellness studios, food services, lit all-weather turf field, and 4 volleyball courts. Phase 2 includes 125-bed student athlete residences and a 5,000-seat stadium. A feasibility study is completed and master planning is expected to be complete by late 2005. Provincial funding was announced. Tender is out for an architect and project manager.

Status: Proposed
Est. Cost ($ million): 58
First Entry: Dec 2003
Project ID: 1027
Start: Summer 2006
Finish: Fall 2007
Last Update: Jun 2005

Victoria

Harbour Heights Residential Development
Focus Equities Alberta Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10- , 11- and 13-storeys, and series of townhouses totalling 597 units. Creation of a park has been completed. Rezoning has been approved. Site preparation and servicing is currently underway. Architect: Paul Merrick Architects Ltd. Website: www.divprop.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 847
Start: Jul 2005
Finish: Fall 2010
Last Update: Mar 2005

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Victoria

Royal Roads University Campus Building Development
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects. The first project involved renovation of the Grant Building, a 5,760 sq m National Heritage-designated structure, to house academic spaces, lecture hall, student services, cafeteria, labs and offices, and is complete. The second project is a 250-room hotel and conference facility. A request for proposals was issued in May 2005. An additional academic building, worth $15 million, is also planned to provide 70,000 sq ft of new office and class space. Architect: Williams D'Ambrosio Architects.

Status: Proposed
Est. Cost ($ million): 62
First Entry: Jun 2002
Project ID: 823
Start: Sep 2002
Finish: 2007
Last Update: Mar 2005

Victoria

Belleville Ferry Terminal Redevelopment
City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Proposed redevelopment of the Belleville St terminal at Victoria's inner harbour, which currently accommodates three ferry lines (MV Coho, Victoria Clipper, and Victoria Express). Plans from a 2001 proposal are being re-examined with possible increases in building heights. Currently in the concept planning stage. Architect: Merrick Architecture.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 548
Start: Fall 2005
Finish: 2007
Last Update: Jun 2005

Victoria

Victoria Sewage Treatment Plant
Capital Regional District Ph: (250) 360-3000
Proposed sewage treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been accepted by the provincial government. There are no specific plans to begin the project.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Project ID: 552
Start: ?
Finish: ?
Last Update: Mar 2005

View Royal

Six Mile Road (Lakeside Village) Mixed Use Development
Unity Developments Ltd. Ph: (250) 388-5588 (Owner's Representative)
Proposed mixed use development on a 23 acre site. Plans include 2 acres for retail/commercial, 1.25 acres for a 100 room hotel, and 188 residential units in townhouses, cluster homes and condominiums. Currently in the preliminary design stage. Land use concept plan approved. Architect: John A. Neilson Architects Inc.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2004
Project ID: 1258
Start: Summer 2005
Finish: 2009
Last Update: Jun 2005

View Royal

The Quay at Thetis Cove
Thetis Cove Estates Ltd. Ph: (250) 385-4565 (Architect)
A proposed project to include 270 residential units in two eight storey buildings, including 30,000 sq ftof commercial space. Land required some excavation of contaminated soil. A rezoning hearing was held in late Jun 2005. Architect: Eric Barker Architect Inc. Website: www.thetiscove.ca

Status: Proposed
Est. Cost ($ million): 150
First Entry: Jun 2004
Project ID: 1144
Start: Spring 2006
Finish: 2011
Last Update: Jun 2005

Zeballos

Zeballos Lake Hydro Project
Zeballos Power Corp. Ph: (604) 728-7771
Run-of-river power project near Zeballos to generate approx 22 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 43
First Entry: Sep 2003
Project ID: 1010
Start: Aug 2005
Finish: Summer 2007
Last Update: Jun 2005

STATUS: ON HOLD

Courtenay

River Walk Condominiums
3L Developments Inc. Ph: (250) 339-9528 (Architect)
Proposed 132-unit condominium development to be built in three 4-storey wood-frame buildings with underground parking at 55 Anderton. Phase 1 includes 48-units, and the other two phases will be built according to market conditions. Architect: Dishlevoy & Hagarty Architects. Website: www.riverwalkhomes.ca

Status: On hold
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1300
Start: ?
Finish: ?
Last Update: Jun 2005

Nanaimo

Natural Gas Fired Power Plant
Duke Point Power LP Ph: (403) 213-4339 (Pristine Power Inc)
This 252 MW gas-fired combined cycle generating plant project was cancelled on Jun 17 2005 by BC Hydro. The project located at Duke Point, held an electricity purchase agreement with BC Hydro and was approved by the BC Utilities Commission. This project will be removed from the next issue.

Status: On hold
Est. Cost ($ million): 285
First Entry: Sep 2004
Project ID: 1201
Start: ?
Finish: ?
Last Update: Jun 2005

Port Hardy

Limestone Quarry
Graymount Western Ph: (403) 250-9100
Proposed limestone quarry on northern Vancouver Island to yield approx 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake, with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. The project is on long-term hold.

Status: On hold
Est. Cost ($ million): 50
First Entry: Sep 1999
Project ID: 606
Start: 2007
Finish: 2009
Last Update: Sep 2004

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1. Vancouver Island/Coast

Saanich

773 Cordova Bay Road Residential and Industrial Project
Trio Ready Mix Ltd. Ph: (250) 658-5235
Proposed 110 residential units and mini-warehouses on 26.2 ha site at 773 Cordova Bay Rd. Subdivision application remains pending for boundary adjustment. Project is currently on hold. Architect: Number 10 Architect Group.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 25
Start: ?
Finish: ?
Last Update: Mar 2005

STATUS: CONSTRUCTION STARTED

Central Saanich

Tsawout Residential/ Commercial Development
Tsawout Indian Band Ph: (250) 652-9101
Phased development of reserve lands to include an 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Residential component, which includes 110 single-detached and multi-family housing units on leased land, is complete and construction is underway on the commercial component.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Sep 1998
Project ID: 472
Start: Summer 2004
Finish: Fall 2006
Last Update: Jun 2005

Colwood

Royal Bay Housing Development
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2,800 homes) development on 250 ha site on Metchosin Rd over 20 years. Phase 1, now well underway, consists of approximately 650 residential units on 92 ha. (227 acres) spread over a number of individual developments and featuring single family homes, townhomes, parks and walkways. Phase 2, which is starting construction (Jun 2005) will include an additional 1,500 residential units, in excess of 75,000 square meters (800,000 sq. feet) of mixed use in an oceanfront village, a secondary school, more parks, trails and playing fields. Primary planning consultant: Cityspaces Consulting. Website: www.royalbaydevelopmentlimited.com

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 7
Start: Mar 2000
Finish: 2020
Last Update: Jun 2005

Comox

Berwick Comox Valley Care Facility
Berwick Investments Ltd. Ph: (250) 385-1505
135,000 sq ft, 4-storey care facility to include 134-units and up to 5 retail spaces. Architect: Chow Fleischauer Low Architects Inc.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1305
Start: Early 2005
Finish: Mar 2006
Last Update: Mar 2005

Courtenay

Mt. Washington Alpine Resort
Mt. Washington Ski Resort Ph: (888) 231-1499
Several projects have been completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Construction on the 60-unit Bear Lodge is complete. In preparation for the 2010 Olympics, the resort's expansion will include a Training Centre with meeting rooms, fitness room, offices and equipment maintenance area, a Stadium Oval, as well as plans for a building to provide hostel-style accommodations. 45+ kilometres of Nordic trails will be added and the Biathlon range will be upgraded.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 45
Start: Summer 2000
Finish: 2009
Last Update: Jun 2005

Cumberland

Cumbria Woods Development
Kensington Island Properties Ph: (250) 342-5440
Residential development on a 35 acre site at Ulverston and Mill Ave to contain 133-units of single- and multi-family dwellings.

Status: Construction started
Est. Cost ($ million): 21
First Entry: Mar 2005
Project ID: 1307
Start: Aug 2004
Finish: 2008
Last Update: Mar 2005

Esquimalt

Swallow's Landing Residential Development
Mandalay Developments Ph: (250) 475-3700
102-unit condominium complex, consisting of twin 9-storey condominium buildings and ten 2-storey townhomes on 2.25 ha of land at 847 Dunsmuir Rd, overlooking Victoria's harbour. Project is being built in two phases, beginning with 51-units and a guest suite, which is expected to complete in Spring 2006. Approx 1 ha will be set aside as natural greenspace. Plans for a third phase are not yet finalized. Architect: Paul Merrick Architects Ltd.. Website: www.swallowslanding.com

Status: Construction started
Est. Cost ($ million): 60
First Entry: Mar 2000
Project ID: 635
Start: Nov 2004
Finish: Spring 2007
Last Update: Mar 2005

Esquimalt

CFB Esquimalt Projects
Department of Defence Ph: (250) 363-7928
Recent activity on projects includes: 1) $35 million Colwood Refueling Facility completed in Apr 2005, 2) $46 million Fleet Maintenance Facility - Cape Breton with phase 1 to complete in Jul 2005, and phase 2 to go to tender summer 2005 , 3) Corrosive Fluids Facility is complete, 4) a proposal call will be held this fall for a Firehall and Command Centre (approx $8 million).

Status: Construction started
Est. Cost ($ million): 170
First Entry: Dec 1997
Project ID: 12
Start: Jan 1999
Finish: 2007
Last Update: Jun 2005

Langford

Alexander Mackie Lodge

West Shore Communities Veterans and Seniors Housing Society Ph: (250) 661-1121

New supportive housing apartments at 761 Station Avenue. Phase 1, 75 units, is under construction and expected to complete in early 2006. Phase 2, 48 units, will follow depending on demand.

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 14 — Finish: Late 2007
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1443

Langford

Canwest Mall Expansion

Bentall Investment Management Ph: (604) 661-5000

Plans to expand the Canwest Mall by approximately 150,000 sq ft. A 46,000 sq ft free-standing Brick store is currently under construction. Project also involves converting and expanding some existing space. The Shoppers Drug Mart store will be expanded. The Zellers store is being converted into a Winners store.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 30 — Finish: Fall 2006
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1392

Langford

Langford Sheraton Hotel

Starwood Holdings Ltd. Ph: (604) 736-1156 (Architect)

A 121-room Sheraton hotel, restaurant and conference centre located near the Costco complex in Langford. Architect: Gomberoff Bell Lyon.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 15 — Finish: Late 2005
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1115

Langford

Lavender Town Square

Keycorp Consulting Ltd. Ph: (250) 474-6919 (Langford)

One 3-storey building and three 4-storey buildings located on Goldstream Ave will provide 60 seniors with assisted-living suites and approx 140 live-work units. Project will be built in phases. Phase 1, a 4-storey live-work building, completed construction in early 2005. Construction started on Phase 2, the 3-storey seniors residences building, in early 2005. Architect: Eric Barker Architect Inc.

Status: Construction started — Start: Mar 2004
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 1000

Langford

Bear Mountain Golf Resort and Residential Development

LGB9 Development Corp. Ph: (250) 474-7344

Multi-phased residential development (2,900 development units) to include two Jack Nicklaus golf courses, 110,000 sq ft clubhouse and retail village over 20 years. The first golf course is complete, as are a number of phases of single family home and condominium development. Construction is ongoing, including a second hotel of 99 units, and athletic facility, and Ponds Landing, a 49 unit condo development. Website: www.bearmountaingolf.com

Status: Construction started — Start: Mar 2002
Est. Cost ($ million): 1200 — Finish: 2014
First Entry: Dec 2002 — Last Update: Jun 2005
Project ID: 841

Langford

Goldstream Station

Bill Beadle Ph: (250) 478-3121

Six buildings with total of 9,896 sq m of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Phase 1: Beer and wine store is completed. All phases are complete except the remaining 14,000 sq ftof commercial space will start construction in Fall 2005. Architect: Moore Patterson Group.

Status: Construction started — Start: Late 1999
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 1999 — Last Update: Jun 2005
Project ID: 562

Nanaimo

Malaspina University College Expansion

Malaspina College Ph: (250) 753-3245

The library expansion and renovation ($14 million) was completed in May 2005. Construction of student residences is expected to complete in Summer 2005. Plans for a Centre for Sturgeon Studies to start late 2005 and School of Management to start in mid-2006 are in the programming stage. Plans for a Science Building are very preliminary.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 21 — Finish: 2007
First Entry: Jun 2000 — Last Update: Jun 2005
Project ID: 675

Nanaimo

Nanaimo Regional General Hospital Expansion

Vancouver Island Health Authority Ph: (250) 370-8369

Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. Construction of the surgical area is complete. A tender call for prequalified general contractors, for the $9 million perinatal building, is expected by summer 2005. Website: www.viha.ca

Status: Construction started — Start: Oct 2003
Est. Cost ($ million): 29 — Finish: Fall 2006
First Entry: Sep 1997 — Last Update: Jun 2005
Project ID: 18

Nanoose

Pacific Shores Resort and Spa

Ocean Place Holdings Ltd. Ph: (250) 468-7121

Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. 76 units completed, consisting of 64 time-share and 12 wholly-owned units. An additional 18,000 sq ft including a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office is complete.The next phases are in the planning stages.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 15 — Finish: 2006
First Entry: Sep 1997 — Last Update: Jun 2005
Project ID: 20

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1. Vancouver Island/Coast

North Saanich

Victoria International Airport Expansion
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3,700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 are completed. Stage 6: Construction of the departure and passenger check-in area began construction May 2004 and is expected to complete in Spring 2006. Phase 1 of this three stage project is completed and Phase 2 started construction in early 2005, with completion expected by Nov 2005. Project Manager: Durwest Construction Ltd. Architect: Moore Paterson Group.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 1999
Project ID: 563
Start: Late 2000
Finish: May 2006
Last Update: Mar 2005

Parksville

Craig Bay Estates
Intracorp Developments Ltd. Ph: (604) 801-7000
Residential development on 150 acres to be built in 29 phases. Plans include approx 410 units of single-family homes and duplexes, and an amenity building called The Beach Club. Currently constructing Phase 25. Architect: Raymond Letkeman Architect Inc. Website: www.craigbay.com

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 1997
Project ID: 50
Start: 1992
Finish: 2009
Last Update: Jun 2005

Port Alberni

Pacific Rim Shopping Centre
Barklay Capital Corporation Ph: (604) 875-6201
Shopping centre located on Hwy 4 to include an approx 100,000 sq ft Wal-Mart, 60,000 sq ft Extra Foods, and an additional 100,000 sq ft of retail and commercial space. Extra Foods began construction in May 2004 and completed in Nov 2004. Construction of Wal-Mart began in Summer 2004 and completed in Jan 2005.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2004
Project ID: 1235
Start: May 2004
Finish: Spring 2006
Last Update: Mar 2005

Qualicum Beach

The Gardens at Qualicum Beach Seniors Facility
CPAC (Care) Holdings Ltd and Mancal Lifestyles Ph: (604) 688-2220
225-unit seniors development consisting of independent apartments, assisted-living and complex care. Website: www.cpac-care.com

Status: Construction started
Est. Cost ($ million): 28
First Entry: Jun 2004
Project ID: 1152
Start: Jun 2004
Finish: Fall 2005
Last Update: Mar 2005

Saanich

South Valley Estates
Homewood Constructors Ltd. Ph: (250) 475-1130
Residential development to be built in phases. Phase 1, 15 single-family homes, is complete. Phase 2 includes 20 single-family homes and 19 townhouses is under construction. Phase 3 will be townhouses and Phase 4 is single-family homes.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1360
Start: Apr 2004
Finish: Late 2006
Last Update: Jun 2005

Saanich

Sayward Hill Crescent Residential Development
Jawl Development Inc. Ph: (250) 658-4700
Development in the 5200 Block of Sayward Hill Crescent to include 215 residential units, 1,100 sq m commercial space, and a 9-hole golf course on 15 ha. The residential component consists of 12 separate complexes. Several phases, the golf course and clubhouse are complete. Phase 6 is an 18-unit condominium building called Sayward Hill Terrace, for which excavation is expected to begin in Fall 2005. Website: www.saywardhill.com

Status: Construction started
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 26
Start: 1998
Finish: 2006
Last Update: Jun 2005

Sidney

Seaport Project
Marker Developments Ltd. Ph: (250) 658-3829
A 6-storey, 52-room boutique hotel to be built on town-owned waterfront property along Beacon Ave. Plans include a spa, pool, approx 4,000 sq ft of retail space, 54 condominium apartments (The Pier), and 150 underground parking spaces. Plans may also include a new marine centre for the Sidney museum and an ecological centre. Architect: De Hoog & Keirulf Architects.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 2004
Project ID: 1111
Start: Apr 2005
Finish: Summer 2006
Last Update: Jun 2005

Sooke

Sooke Sewage Treatment Plant
District of Sooke Ph: (250) 642-1634 (District of Sooke)
Sewage collection system and wastewater treatment plant for the Sooke community. EPCOR, a wholly owned entity of the City of Edmonton, signed a design, build and operate agreement for the sewage system in Spring 2004.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Jun 2003
Project ID: 946
Start: Spring 2004
Finish: Nov 2005
Last Update: Mar 2005

Sooke

Sunriver Estates (Shambrook Hill Development)
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Rd. Plans include a 3,000 sq ft day-care and an elementary school. Project is to be built in 5 phases. Phase 1 is complete and Phase 2 is under construction. Website: www.sunriverestates.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2002
Project ID: 834
Start: Sep 2003
Finish: 2007
Last Update: Dec 2004

Ucluelet

Ucluelet Mixed Use Development
Loof-Koehler Marine Drive Properties/Amadon Group Ph: (250) 726-7744 (District of Ucluelet)
Multi-use development on 40 ha of waterfront in Ucluelet which includes 200 townhomes, a pub, restaurant, major hotel, wellness center, spa and seniors home. Affordable housing and retail space are also included. There is a provision for a pool, skateboard park, and accommodation for the Wild Pacific Trail. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. land is 50 acres which has been sold to the company by the District. Phase 1 includes the Big Beach Estates, 18 townhomes, which is complete. Phase 2, which includes 24 townhouse units in a 2- and 3-storey building, is expected to start construction in Summer 2005. Amadon Group is planning a 5-star hotel, restaurant and spa and are expected to begin construction by Summer 2005. A second 4-star hotel is planned for 5-7 years after the first hotel is built. A date has not been determined for construction of the brew-pub and restaurant.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 100 — Finish: 2013
First Entry: Dec 2002 — Last Update: Jun 2004
Project ID: 840

Victoria

Cridge Village Seniors Centre
The Cridge Centre for the - Ph: (250) 995-6409
77 assisted living units at 1190 Kings Road, partly funded by several agencies including the BC Housing and the federal government.

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 15 — Finish: May 2006
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1441

Victoria

Ironwood at Gorge Vale Golf Course
Tri-Star Properties Corporation Ph: (250) 477-2414
Residential development to be constructed in four phases on Craigflower Rd, at the Gorge Golf Club. The 6 buildings range from 2- to 4-storeys. Additional amenities include a library and guest suite. Project is nearing completion. Architect: Bas Smith Architect Inc. Website: www.theironwood.ca

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 20 — Finish: Sep 2005
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1316

Victoria

Vogue Residential and Commercial Development
Cielo Properties Inc. Ph: (250) 592-9953
Development at 1450 Government St to include 46 residential units and 20,000 sq ft of commercial space. Project is a refurbishment of an existing building. Architect: de Hoog & Kierulf Architects.

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 15 — Finish: Late 2005
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1336

Victoria

Shutters Spa and Residences
Westbank Projects Corporation Ph: (604) 920-7222
Residential development at 66 to 68 Songhees Rd will include 185 units - 119 units in the 6 storey building and 66 units in the 9 storey building. Plans also include a 75 ft lap pool, two hot tubs, and a 2-storey spa and health club. Architect: James K. M. Cheng Architects Inc. Website: www.shuttersvictoria.com

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 65 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1185

Victoria

Corazon Residential Development
Chard Development Ltd. Ph: (250) 381-1345
A 12-storey, 76-unit residential development to include condominiums, townhomes and penthouses at 732 Cormorant. Architect: Musson Cattell Mackey Partnership. Website: www.corazonvictoria.com

Status: Construction started — Start: Aug 2004
Est. Cost ($ million): 17 — Finish: Fall 2005
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1135

Victoria

Oswego Boutique Hotel
James Bay Investments Ltd. Ph: (604) 736-6338
A 10-storey, 80-unit boutique hotel and condo development at the corner of Kingston and Oswego. Architect: Cannon Design.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1140

Victoria

Parkside Victoria Resort and Spa
Fairfield Ventures Inc. Ph: (250) 468-7121
130,000 sq ft time-share residential complex at 810 Humboldt St. Plan includes 126-units in two 8-storey buildings connected by a glass atrium, and commercial space on the ground floor. Amenities include a spa, fitness room, restaurants and a medical clinic. Architect: Hulbert Group.

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 55 — Finish: Late 2006
First Entry: Mar 2003 — Last Update: Jun 2005
Project ID: 881

Victoria

University of Victoria Engineering/Computer Science Building
University of Victoria Ph: (250) 721-6139
A new 7,800 sq m engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full-time places by 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Tender closed Apr 2004 and was awarded to Farmer Construction.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 24 — Finish: Dec 2005
First Entry: Dec 2002 — Last Update: Mar 2005
Project ID: 845

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1. Vancouver Island/Coast

Victoria

Bambu Condominium Development
The Amadon Group Ph: (604) 688-1451
7-storey hotel-condominium complex bordered by Pandora Ave and Fisgard St. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528 to 532 Pandora Ave which will be restored and integrated into the complex. The original proposal included two buildings: a 7-storey, 99-room hotel, and a 6-storey, 78-unit residential building. Project has changed since the property was sold to a new owner. Project now includes two 7-storey condominium buildings containing 146-condominiums, 15 live-work units, and a 6,400 sq ft, 150-seat performing arts theatre, as well as health and wellness amenities. Plans also include space for 6 to 8 commercial tenants. Architect: Cannon Design. Website: www.bambu.ca

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2001
Project ID: 778
Start: Mar 2005
Finish: Summer 2006
Last Update: Mar 2005

Victoria

Victoria Marriott Inner Harbour Hotel and High Rise Residences
Concert Properties Ltd. & Ocean Properties Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Hotel located at 728 Humboldt St is complete. The $39 million hotel is the first phase of the 386,000 sq ft project. Phases 2 and 3 are two high-rise residential towers. The first tower, the Astoria, is a 164-unit mixed-use residential building which began construction in Summer 2004 and is expected to complete in Feb 2006. The second tower, with a cost of $27 million, is a 15-storey, 76-unit condominium building named the Belvedere, which started construction in Feb 2005 and is expected to complete in Sep 2006. Architect: Lawrence Doyle Architects.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Sep 1999
Project ID: 591
Start: Late 2002
Finish: Fall 2006
Last Update: Jun 2005

Victoria

Railyards Residential and Commercial Development
Le Fevre and Co. Property Agents Ltd Ph: (250) 380-4900
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Rd) with 500 townhouses, condominiums, and live/work units, and 11,000 sq ft of commercial space; approx 416,000 sq ft in total. Construction on Phase 1 is complete. Phase 2 (townhomes) began construction in early 2004 and completed in Nov 2004. A proposal for a 2-storey, 10,000 sq ft commercial building which would contain public washrooms, a restaurant, bike shop, and offices near the Galloping Goose Trail was pulled by the developer in May 2004. A 4-storey, 58-unit apartment building with live/work spaces is planned at 751 Tyee Rd. Land has been rezoned and construction may begin in late 2005. Architect: Hotson Bakker Architects.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 39
Start: Apr 2003
Finish: Fall 2008
Last Update: Dec 2004

Victoria

Selkirk Waterfront Project
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10 ha site which includes several mixed commercial/office buildings and a number of residential buildings. Jack Ladder Lane Residences, a 46-unit townhouse and condo building, as well as a Montessori school, are completed. A 6-storey office and waterfront mixed use structure, including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft high-tech building and 350 stall parkade at 401 Garbally Rd, named Garbally Landing is complete. A 28-suite condominium building at 2760 Jutland completed in Jun 2004, and the Edgewater, a 37-suite condominium building and 8 townhouses at 330 Waterfront Cres, completed in Fall 2004. The next phase is a 60-unit townhouse and condominium project named Cecilia Creek, which is currently on hold.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 62
Start: 1994
Finish: 2006
Last Update: Jun 2005

STATUS: COMPLETED

Victoria

Parc Residences
West Bank Projects Ph: (250) 920-7272
A 12-storey, 123-unit residential tower at the corner of Wilson St and Tyee Rd. Architect: James K. M. Cheng Architects Inc.

Status: Completed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 967
Start: Fall 2003
Finish: May 2005
Last Update: Jun 2005

Victoria

Save-On-Foods Memorial Centre
RG Properties/City of Vic Ph: (604) 298-6444
New centre to replace Memorial Arena will include up to 7,500-seats. Private partner (RG Properties) is proceeding with a design-build-operate package based on a 30-year agreement. Architect: ICR Architecture.

Status: Completed
Est. Cost ($ million): 30
First Entry: Sep 1997
Project ID: 41
Start: Summer 2003
Finish: Apr 2005
Last Update: Jun 2005

Mainland/Southwest Development Region

Updated July 18, 2005
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2004) : 66.0
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

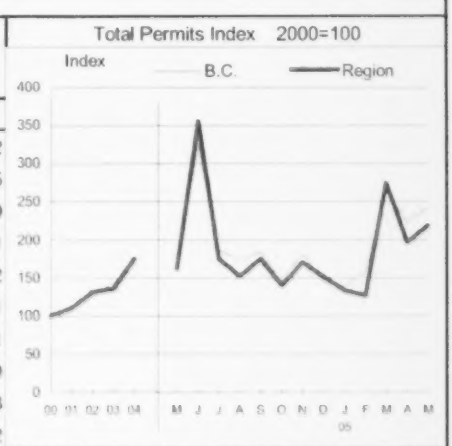
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	282.9	177.9	381.0	276.7	139.4	1,343.3	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.4	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.3	193.7	553.4	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.3	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.4	353.9	212.2	767.6	465.9	258.3	2,195.3	827.7	0.340	0.179	0.519	1996
2001	129.7	378.3	223.6	791.3	573.9	286.2	2,382.8	903.9	0.320	0.180	0.500	2001
2006	124.9	369.7	237.1	775.4	682.3	324.6	2,514.0	1,024.9	0.292	0.192	0.483	2006
2011	126.4	362.5	240.9	798.3	780.4	377.1	2,685.5	1,126.1	0.269	0.207	0.476	2011
2016	135.7	360.5	246.5	841.8	834.3	462.3	2,881.2	1,234.1	0.258	0.240	0.499	2016
2021	143.5	372.0	239.3	895.9	862.1	556.9	3,069.7	1,326.8	0.258	0.279	0.537	2021
2026	146.8	392.3	237.8	933.1	877.6	659.5	3,247.1	1,409.4	0.263	0.322	0.585	2026
2031	147.0	409.9	244.4	941.4	911.3	755.9	3,409.9	1,486.5	0.266	0.360	0.626	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1997	3,715.9	1,312.6	184.1	954.6	173.9	2,403.3	18,482
1998	3,238.3	1,416.8	189.6	945.8	281.4	1,821.4	13,125
1999	3,012.3	1,292.0	228.6	747.0	316.3	1,720.4	11,309
2000	3,079.8	1,417.0	194.9	953.0	269.2	1,662.8	10,451
2001	3,396.6	1,383.7	150.5	799.3	433.9	2,012.8	11,802
2002	4,028.3	1,208.1	162.7	787.7	257.7	2,820.3	17,391
2003	4,165.0	1,089.8	129.8	697.4	262.7	3,075.2	17,481
2004	5,371.6	1,375.0	198.4	861.5	315.1	3,996.6	23,699
YTD May '04	1,990.3	451.6	49.2	332.0	70.4	1,538.7	8,808
YTD May '05	2,433.2	894.3	67.8	594.8	231.8	1,538.9	7,952



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Mainland/Southwest Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate			2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Mainland/Southwest		**2,382,824**	**2,409,021**	**2,430,832**	**2,457,235**	Maple Ridge	DM	65,922	67,749	69,258	70,411
Vancouver	C	569,473	572,937	577,962	583,296	Chilliwack	C	65,671	66,304	67,434	69,009
Surrey	C	363,004	372,430	378,578	383,831	New Westminster	C	57,044	57,235	57,882	58,286
Burnaby	C	202,419	202,537	202,852	202,966	Port Coquitlam	C	53,497	54,887	55,703	56,114
Richmond	C	171,517	172,346	172,579	172,714	North Vancouver	C	46,236	46,841	46,916	47,074
Abbotsford	C	120,500	122,641	123,462	126,634	West Vancouver	DM	43,229	43,190	43,347	43,867
Coquitlam	C	117,814	119,648	119,793	121,463	Mission	DM	32,638	32,865	33,297	33,970
Delta	DM	101,178	101,447	101,803	101,843	Port Moody	C	24,854	25,264	25,817	26,613
Langley, Township of	DM	90,685	91,114	92,477	94,524	Langley	C	24,673	24,676	24,889	24,915
North Vancouver	DM	85,905	86,209	86,138	86,334	White Rock	C	19,047	19,262	19,365	19,735

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes boundary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Agassiz

Hemlock Valley Mountain Ski Resort Expansion
Hemlock Valley Resorts Inc. Ph: (604) 797-4411
Proposed expansion to include a new quad chair, lift, construction of two condominium buildings, with 40- and 25-units, and some roadwork (paving and straightening). Website: www.hemlockvalleyresort.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1291
Start: May 2006
Finish: 2009
Last Update: Jun 2005

Boston Bar

Spuzzum Creek Power Project
Interpac Resources Ltd. Ph: (604) 881-2300
Run-of-river power project near Boston Bar to generate 29 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2003
Project ID: 1009
Start: Sep 2005
Finish: Fall 2006
Last Update: Mar 2005

Burnaby

Library and Residential Development
Bosa Ventures Ph: (604) 299-3229
Proposed development at Kingsway and Edmonds St to include a 30,000 sq ft library and a residential tower located in the eastern end of the site. Second phase will include additional high density residential space. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1405
Start: Late 2006
Finish: 2009
Last Update: Jun 2005

Burnaby

Marine Way Centre
Anthem Properties Ph: (604) 689-3040
The 330,000 square foot centre will have a home improvement anchor tenant and a strip-mall building with spaces for commercial retailers, and additional retail space at Marine Way/Byrne Road.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1456
Start: Fall 2005
Finish: Spring 2007
Last Update: Jun 2005

Burnaby

Marine Way Market
Westbank Properties Ph: (604) 685-8986
A 250,000 sq ft market to be developed north of the Marine Way Centre Marine Way Market. Major anchor tenants include Save-On Foods, London Drugs and Canadian Tire. Rezoning is approved. Development permit in review.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1457
Start: Fall 2005
Finish: Fall 2006
Last Update: Jun 2005

Burnaby

Simon Fraser University - Athletic Centre and Stadium
Simon Fraser University Ph: (604) 291-4743
Proposed new athletic centre to include a soccer field with research and office facilities attached, as well as a stadium project that involves modifications to the existing Terry Fox field and the addition of covered seating and scoreboards. Provincial funding obtained. Awaiting funding decision from federal government.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2005
Project ID: 1396
Start: Fall 2006
Finish: Summer 2008
Last Update: Jun 2005

Burnaby

Station Square Redevelopment
Anthem Properties Group/The Beedie Group Ph: (604) 689-3040 (Anthem Properties Group)
Proposed development to reconfigure the existing 302,680 sq ft of retail space and the addition of 2 or more towers for residential and office space. Very preliminary.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2005
Project ID: 1387
Start: ?
Finish: ?
Last Update: Jun 2005

Burnaby

Brentwood Centre Residential Development
Ledingham McAllister Communities Ph: (604) 662-3700
Proposed residential development in the Brentwood Town Centre on a 10 acre site on the north side of the Lougheed Hwy and bound by Beta Ave and Delta Ave. Plans include 665-units in six 4-storey apartment buildings and a 27-storey tower. Construction Managers: Marcon Construction Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1344
Start: Spring 2006
Finish: 2009
Last Update: Jun 2005

Burnaby

Centrepoint Development
Intracorp Developments Ltd. Ph: (604) 801-7000
Proposed 32-storey, 226 unit, 385,000 sq ft residential and retail development connected to the Metrotown shopping mall. Plans include a pedestrian bridge across Kingsway to Metrotown Centre and the Skytrain. Commercial component will complete construction in late 2006. Architect: Busby Perkins and Wills Architects Ltd. Website: centrepointliving.com

Status: Proposed
Est. Cost ($ million): 130
First Entry: Mar 2005
Project ID: 1339
Start: Jul 2005
Finish: Spring 2007
Last Update: Jun 2005

Burnaby

Legacy Condominiums and Townhouses
Embassy Development Ph: (604) 294-2251
Proposed residential development to include 331-condominiums and townhomes in two towers, 28- and 29-storeys. Architect: Arc Design International. Very preliminary. Website: www.embassydevelopment.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1349
Start: Early 2006
Finish: Summer 2007
Last Update: Jun 2005

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2. Mainland/Southwest

Burnaby

Simon Fraser University Health Sciences Building
Simon Fraser University Ph: (604) 291-4743
Proposed new 11,758 sq m health sciences building to provide classrooms and research labs for 650 undergraduate students and 150 graduate students. Plans also include office space for 40 faculty. Provincial government is providing $34.5 million for this project.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2005
Project ID: 1343
Start: Spring 2006
Finish: Sep 2007
Last Update: Jun 2005

Burnaby

Burnaby Costco and Mixed Use Development
Costco Ph: (604) 294-7290 (Burnaby City)
A proposed mixed use development to include 150,000 sq ft of Costco warehouse and retail space, a 24,000 sq ft gas bar and an 8,500 sq ft Keg restaurant. The project is a move from Costcos current location at Lougheed Hwy and Brighton Ave location to the Eastbrook Executive Park. Rezoning application is currently under review.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1270
Start: Summer 2005
Finish: Summer 2006
Last Update: Jun 2005

Burnaby

Glenrobin Residential Development
Polygon Homes Ph: (604) 877-1131
Proposed residential development to contain 177 townhouses, and 90 apartment units in three 4-storey buildings, to replace an existing multi-family development located at Halston Crt, Sandlewood Cres, and Gildwood Dr. Plans also include an amenity centre. Site preparation to start late Jun 2005. Architect: Rositch Hemphill Architects.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1263
Start: Summer 2005
Finish: Summer 2007
Last Update: Jun 2005

Burnaby

Burnaby Gateway Casino Expansion
Gateway Casinos Ltd Partnership Ph: (604) 412-0166
A proposed 100,000 sq ft casino complex at the Radisson Villa Hotel location on Willingdon Ave. Plans include demolishing the low rise portion of the hotel and building a new 3-storey building. Casino will include up to 1,000 slot machines, a 15-table poker room, 50 table games, high-limit gambling area, restaurant, conference centre, show lounge, and 400-seat sports bar. The project is in the planning stage.

Status: Proposed
Est. Cost ($ million): 85
First Entry: Jun 2004
Project ID: 1150
Start: Dec 2005
Finish: Spring 2007
Last Update: Jun 2005

Burnaby

Simon Fraser University - School for the Contemporary Arts Building
Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art and culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or the SFU Burnaby campus.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 932
Start: Late 2005
Finish: Late 2006
Last Update: Jun 2005

Burnaby

Burnaby Lake Rejuvenation Project
City of Burnaby Ph: (604) 294-7944
Removal of approx 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2,170 m long). Received Environmental Assessment Act approval. Provincial government approved a funding contribution to a local-provincial-federal partnership on the project.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Project ID: 821
Start: Early 2006
Finish: Spring 2007
Last Update: Jun 2005

Burnaby

Metrotower III
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000 to 425,000 sq ft tower adjacent to Metrotowers I and II. Major tenant is being sought. No further development expected before 2006.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Project ID: 421
Start: ?
Finish: ?
Last Update: Mar 2005

Chilliwack

Canada Education Park
City Chilliwack/UCFV/Justice Institute/Province of BC Ph: (604) 792-9311 (City Chilliwack)
Proposed education and research park to be located on a 200 acre site on former CFB Chilliwack lands. Plans include the RCMP Pacific Training Academy, new campus for the University College of the Fraser Valley (UCFV), and new facilities for the Justice Institute. Plans also include a new Chinese Cultural University, which will be developed by UCFV and 2 affiliated post-secondary institutions based in Beijing (Beijing Concord College of Sino-Canada, and the College of Arts and Science of Beijing Union University). A research and development centre focused on gaining value from BC wood products, to be operated by UCFV, will be developed, as well as space for other research or education related industries.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Jun 2005
Project ID: 1395
Start: Late 2006
Finish: 2009
Last Update: Jun 2005

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Chilliwack

City Gate Shopping Centre Expansion
Safeway Canada Ph: (403) 730-3855
Proposed mall expansion at Cheam Ave and Birch St to include renovation of an existing building and construction of three new commercial buildings on a 3.16 ha site. The project site was sold to Safeway Canada.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1317
Start: Jul 2005
Finish: Feb 2006
Last Update: Jun 2005

Cloverdale

Residential Development - 17756 57A Avenue
WG Architect Inc. (Owner's Rep) Ph: (604) 331-2378 (Architect)
Proposed apartment development to include 91-units in a 4-storey building at 17756 57A Ave. Architect: WG Architect Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1327
Start: Fall 2005
Finish: Spring 2007
Last Update: Jun 2005

Coquitlam

Douglas College Health Sciences Building
Douglas College Ph: (604) 527-5400
Proposed 9,720 sq m health sciences building to include classrooms, academic offices, study space, and nursing, science and computer labs. Plans also include renovations to the library to provide more library, laboratories and food service space, and conversion of the 724 m of vacant space at the Royal Ave campus into classrooms. Funding of $32 mil from the Provincial government was announced in Apr 2005. Architect: Carlberg Jackson Partners.

Status: Proposed
Est. Cost ($ million): 36
First Entry: Jun 2005
Project ID: 1408
Start: Spring 2006
Finish: Jan 2008
Last Update: Jun 2005

Coquitlam

Encore Lifestyle Residences
Executive Group of Companies Ph: (604) 642-5250
Proposed residential development to include 157 condominiums and 13 townhouses in a 19-storey building. Additional amenities include fitness facilities, a steam room, a Pilates room, and a theatre room. Website: www.encoreliving.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1304
Start: Summer 2005
Finish: Apr 2007
Last Update: Mar 2005

Coquitlam

Regency Retirement Resort
Avenir Homes Ph: (604) 597-7100 (Architect)
Proposed retirement resort to include 163-units in a 26-storey building at 2992 Glen Dr. Additional amenities include a theatre, pool, jacuzzi, wellness centre, multi-purpose room and dining hall. Public hearing held on Jun 27, 2005. Architect: Barnett Dembek Architects Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1309
Start: Sep 2005
Finish: Summer 2006
Last Update: Jun 2005

Coquitlam

VU - 555 Delestre Residential Development
MetroCan Construction Ltd. Ph: (604) 583-1174
Proposed development to include 278-units of condominiums in two buildings, an 18-storey building and a 14-storey building, as well as 10 ground level townhouses. Development permit is currently under review. Architect: Dikeakos and Cotter Architects.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1359
Start: Late 2005
Finish: Summer 2007
Last Update: Jun 2005

Coquitlam

Westwood Village
Bosa Ventures Ph: (604) 299-3229
Proposed development to include three condominium towers on Glen Dr. Phase 1 is a 28-storey tower (Altamonte) with an attached seniors community centre. Project is on schedule. Architect: Rafii Architects Inc. Website: www.bosaproperties.com

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2005
Project ID: 1310
Start: Sep 2005
Finish: Mar 2007
Last Update: Jun 2005

Coquitlam

Touchstone Residential Development
Polygon Homes Ph: (604) 877-1131
Proposed residential containing approx 750-units of apartments, townhouses and single-family homes to be located at 3075 Pathan Ave, and 1340 and 1350 Pipeline Rd. Site is located at the north edge of Town Centre Park. The project is currently in the rezoning and development permit process. Architect: Ramsay Worden Architects Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2004
Project ID: 1261
Start: Summer 2006
Finish: 2012
Last Update: Jun 2005

Coquitlam

Burke Mountain Secondary School
School District 43 (Coquitlam) Ph: (604) 939-9201
A proposed new school with a capacity for 1,200 students in a 11,770 sq m space, while retaining the existing gymnasium. Feasibility study to acquire a site is underway as of Jun 2005. Funding has been approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1154
Start: Summer 2006
Finish: Summer 2007
Last Update: Jun 2005

Coquitlam

Gateway Project - North Fraser Perimeter Road
BC Ministry of Transportation Ph: (604) 453-3028
Proposed route to provide improved trucking and vehicle route. The NFPR would include the north end of the Queensborough Bridge along Front, Columbia and Brunette in New Westminster, with an extended United Boulevard through Coquitlam along Hwy 7 to the north end of the New Fraser River Crossing. Project is in the scoping stage.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 938
Start: ?
Finish: ?
Last Update: Jun 2005

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2. Mainland/Southwest

Coquitlam

Glen Drive Residential/ Commercial Development
Pacific Glen Land View Ph: (604) 731-3391
Proposed 20-storey, 230,000 sq ft, high-density residential complex with a 4-storey, 10,500 sq ft commercial space building at 2957 Glen Dr. Two structures from previous phases are completed. The third structure and tower had a development permit, but it has expired. Project may be reactivated.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 177
Start: ?
Finish: ?
Last Update: Mar 2005

Delta

Roberts Bank Container Expansion Program Terminal 2 and Deltaport 3rd Berth
Vancouver Port Authority Ph: (604) 665-9000
A proposed container expansion program at Roberts Bank consists of two projects to increase capacity from the current 900,000 TEUs to 3 million TEUs: Terminal 2 and the Deltaport Terminal Expansion. Terminal 2, with a cost of $750 million, is a new container port at Roberts Bank, which involves filling and dredging, and would be located adjacent to the existing Deltaport Container Terminal. The Deltaport Terminal Expansion project, with a cost of $272 million, involves constructing a third berth, and the preferred site of the U-shaped design is in front of the current footprint of the terminal on the south side. An Environmental Assessment Act application for Deltaport was submitted in Feb 2005. The Deltaport 3rd berth is expected to complete construction in 2008. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Dec 2002
Project ID: 863
Start: Early 2006
Finish: Summer 2010
Last Update: Jun 2005

Furry Creek Area

Porteau Cove Residential Development
Squamish First Nation/Concord Pacific Ph: (604) 894-6371 (Squamish-Lillooet Regional District
Major residential development is proposed for 476 ha on a site that is 4 km south of Furry Creek and 20 km north of Lions Bay. Plans include up to 1,400 units of single and multi-family and mixed use homes, and a commercial area. Plans also include 295 ha of open space. The project is in the early stages of rezoning review.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Mar 2005
Project ID: 1342
Start: Fall 2006
Finish: 2016
Last Update: Jun 2005

Harrison Lake

Harrison Highlands Resort and Residential Development
NewGen Harrison Development Inc. Ph: (604) 796-1056
Proposed resort community to include 350 residences in a variety of lodge suites, six-plex suites, chalets, and cottages on 90 acres at Mount Woodside outside of Harrison Lake. Project will be built in phases. Phase 1 includes the Woodside Village lodge, which will contain a conference centre, spa and swimming pools, and 100-units of housing. The project is in the development permit stage. Architects: Pelman & Associates/CHP Architects. Website: www.harrisonhighlands.ca

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1192
Start: Spring 2006
Finish: 2009
Last Update: Jun 2005

Hope

Cogburn Magnesium
Leader Mining International (Calgary) Ph: (250) 356-7475 (BC Env Assessment Office)
250,000 tonnes/yr quarry to produce magnesium silicate and 120,000 tonnes/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW. Environmental studies underway.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2002
Project ID: 836
Start: ?
Finish: ?
Last Update: Jun 2005

Langley

204 Street Overpass
Ministry of Transportation Ph: (604) 514-2800 (Langley City)
Proposed overpass within the City of Langley at the intersection of Highway 10 (the Langley By-Pass) and 204th Street. Currently in the detailed design stage. Design and construction is being undertaken by the City of Langley, with funding from several levels of government. Contract is expected to be awarded in summer 2005.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Dec 2004
Project ID: 1238
Start: Aug 2005
Finish: Summer 2006
Last Update: Jun 2005

Langley

The Village at Thunderbird Centre
Tan West Group Financial Ph: (604) 874-8308 (Owner's Representative)
Plans include approx 300,000 sq ft of entertainment, retail and commercial space, including restaurants, a food store and drug store, and 92 condominium units in 3-storeys above the commercial space. Architect: Urban Design.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1228
Start: Late 2005
Finish: 2008
Last Update: Jun 2005

Langley

Walnut Gate Commercial Facilities
Grosvenor International Canada Ltd. Ph: (604) 683-1141
Retail and commercial facilities on the 48 acres near the 200th St highway interchange. Land is divided into 6 lots and construction on a 32,000 sq ft commercial facility on Lot 1 began construction in May 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1137
Start: May 2005
Finish: Fall 2006
Last Update: Jun 2005

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Langley

Gateway Program - Golden Ears Bridge
TransLink Ph: (604) 453-4500
Planned new crossing, with an expected six lanes, of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side of the river. Included in the proposed design is a connector to Maple Ridge. Request for Proposals was issued to three short-listed consortia, Golden Crossing Group, Fraser Valley Connector Group and RiverLink, in Jan 2005 with the winning bid expected to be announced by Fall 2005. An agreement regarding bridge design, construction, operation and maintenance was signed on Jun 24, 2005 between TransLink and the four municipalities involved. This is part of the Gateway Program (South Fraser Perimeter Road, see id 449)

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 873
Start: Late 2005
Finish: 2008
Last Update: Jun 2005

Langley

Village at Fraser Mills
ParkLane Homes Ph: (604) 648-1800
Development on the 84 acre Interfor mill site on Glover Rd. Initial proposals includes 3700 units of mixed housing including low rise and high rise buildings and 190,000 sq ft of retail space and 100,000 sq ft of office space. Public consultation on the concept is underway. An amendment to the Official Community Plan and rezoning will be required. Architect: Beedie Group.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Project ID: 833
Start: Spring 2006
Finish: 2011
Last Update: Jun 2005

Lillooet region

Cayoosh Ski Resort
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,000-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3,600 operating jobs. Environmental Assessment Act approval granted. Further planning work includes a ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval-in-principle to develop and operate. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will proceed.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Project ID: 86
Start: ?
Finish: ?
Last Update: Mar 2005

Maple Ridge

Townhouses at Maple Crest
Genstar Development Company Ph: (604) 299-4325
Proposed townhouse development to include 120-townhouses on 240th St. N. Website: www.maplecrest-gdc.com/homesites.html

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2005
Project ID: 1311
Start: Summer 2005
Finish: 2008
Last Update: Mar 2005

Mission

Silver Creek Business Park
Solterra Development Corp. Ph: (604) 820-3789 (District of Mission)
39 acre business park with highway, rail, and riverfront access, to include 20 lots on the south side of the Lougheed Hwy east of Nelson Street. Plans for subdivision were approved and marketing commenced in Apr 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1419
Start: Late 2005
Finish: 2010
Last Update: Jun 2005

Mission

Southwest Mission Housing Development
Genstar Development Co Limited/Madison Group Ph: (604) 299-4325
Proposed residential development on 604 ha in the Silverdale area to include housing for up to 30,000 people. First neighbourhood project would include single-family, multi-family and commercial space on 300 acres. Amendment to OCP was approved.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2004
Project ID: 1243
Start: 2008
Finish: 2018
Last Update: Dec 2004

Mission

Upper Harrison Hydroelectric Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Four interconnected run-of-river hydroelectric projects in the vicinity of upper Harrison Lake (Upper Stave River, Lamont Creek, Upper Fire Creek, and Tipella Creek) would generate 60-80 MW of electricity. The project will be reviewed under the BC Environmental Assessment Act - expected to submit an application in Summer 2005.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2004
Project ID: 1286
Start: Spring 2007
Finish: Spring 2009
Last Update: Mar 2005

New Westminster

Mixed Use Tower
Goodman Real Estate Ph: (604) 685-3529 (Architect)
A proposal to erect a 22-storey residential development over Zeller's on the corner of Sixth Avenue and Eighth Street is being considered by the City. The first three floors will accommodate commercial enterprises and the other 18 storeys will accommodate residents. Architect: Wensley Architecture.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1437
Start: Spring 2006
Finish: Fall 2007
Last Update: Jun 2005

New Westminster

Quantum Residential Tower
Bosa Properties Ph: (604) 777-4887
Proposed tower containing 120 condominiums at Carnarvon and 6th Street. In pre-sales. Website: www.bosaproperties.com

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2005
Project ID: 1426
Start: Late 2005
Finish: Spring 2007
Last Update: Jun 2005

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New Westminster

San Marino Apartment Complex
DCP Developments Ph: (604) 777-2500
Apartment buildings to contain 103 units located at 408 Columbia St. Sales nearly complete. Website: www.sanmarinolife.com.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1423
Start: Summer 2005
Finish: Spring 2007
Last Update: Jun 2005

New Westminster

Copper Stone Condominiums
Pointe of View Developments Ph: (403) 571-8400
Proposed residential development to include 231-units in three 4-storey buildings, which will be built in three phases adjacent to the Royal Columbian Hospital. Website: www.copperstoneliving.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1352
Start: Jul 2005
Finish: Jun 2006
Last Update: Jun 2005

New Westminster

New Westminster Secondary and Middle School
School District 40 (New Westminster) Ph: (604) 517-6285
A proposed new 3-storey high school and a middle school. Construction of the middle school will not proceed until the high school has been completed, as it will be built on the site of the current high school. Approval on the high school proposal and design was agreed upon by City Council and the school district in mid-Dec 2004. Construction on the high school is expected to begin in Fall 2005. Plans for the high school also include a proposed New Westminster Centre for Community Achievement, which would include synthetic-turf fields, sport annex rooms, a skatepark and fine arts village. Currently seeking financial support from the government.

Status: Proposed
Est. Cost ($ million): 54
First Entry: Sep 2004
Project ID: 1162
Start: Fall 2005
Finish: Fall 2009
Last Update: Jun 2005

New Westminster

Royal City Christian Centre Seniors Care Facility
Canbrit Developments Ltd. Ph: (604) 669-6002 (Architect)
A proposed 144-unit seniors congregate care residence in a 4-storey building to be built near the Royal City Christian Centre on heritage land. Plans include a personal studio, library and dining room, as well as upgrades to the heritage church on site. The Heritage Advisory Committee has approved the project. Proposed amendments to the Heritage Revitalization Agreement include a request for a height variance, a changing of the use from church to congregate care facility and a floor space ratio increase. Architect: Rositch Hemphill Architects.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1161
Start: Late 2005
Finish: Fall 2006
Last Update: Jun 2005

New Westminster

Central Station Development - 822 Carnarvon Street
Degelder Construction Ltd. Ph: (604) 688-1515
Proposed development to include 375 housing units and 4 live-work units adjacent to the New Westminster SkyTrain station. Phase 1 includes two towers that rise 320 and 292 feet above street level. A variance regarding the height of the Phase 1 buildings was approved. Architect: Stantec Architecture Ltd.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1139
Start: Fall 2005
Finish: 2008
Last Update: Jun 2005

New Westminster

Embassy Residential Development - 5650 Lougheed Highway
Embassy Development Corp. Ph: (604) 294-0666
A proposed residential development on the site of Saint Mary's Hospital to include to include 331 units in two high rise apartment towers, townhouses and live-work units. Plans also include commercial facilities and a community use facility. Demolition underway. Architect: ARC Design International.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1134
Start: Jul 2005
Finish: Fall 2007
Last Update: Jun 2005

New Westminster

New Westminster Casino Development
Gateway Casinos Ltd Ph: (604) 521-3711 (City of New Westminster)
A proposed destination-style casino complex to replace New Westminster's existing riverboat casino. Project will be built in four phases. Plans include a new facility at 350 Gifford St to include 600 slot machines, 62 gaming tables, a 300-seat restaurant, and sports bar, and two 200-room hotel strata buildings. Phase 1 includes the casino and restaurant.

Status: Proposed
Est. Cost ($ million): 65
First Entry: Jun 2004
Project ID: 1149
Start: Jul 2005
Finish: 2008
Last Update: Jun 2005

New Westminster

Waterfront Development Complex
Larco Investments Ltd. Ph: (604) 925-2700
Proposed five-tower and townhouse complex on the 600 to 700 block of Front St totalling 900,000 sq ft includes a 45,000 sq ft, $18-million Fraser River Discovery Centre which has conceptual planning underway. Project was on hold, but is reactivating with some changes to the original plan. Current plan includes five towers to provide 911 housing units, 25 townhouses, a 4-storey podium for off-street parking and a wider waterfront esplanade. Project has received approval from City Council to proceed.

Status: Proposed
Est. Cost ($ million): 285
First Entry: Dec 1997
Project ID: 94
Start: Spring 2006
Finish: 2009
Last Update: Mar 2005

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North Vancouver

Sutherland Secondary School Replacement
School District 44 (North Vancouver) Ph: (604) 903-3444
Proposed new 10,279 sq m school to replace the existing Sutherland Secondary school. New school will have a capacity for 1,000 students from grades 8-12.

Status: Proposed
Est. Cost ($ million): 24
First Entry: Jun 2005
Project ID: 1399
Start: Aug 2005
Finish: Sep 2007
Last Update: Jun 2005

North Vancouver

Foot of Lonsdale Development
North Vancouver City Ph: (604) 985-7761
The Foot of Lonsdale Planning Study conducted by Busby & Associates suggests a new pier with floating commercial uses be connected to the Lonsdale Quay, as well as an enhanced pedestrian connection between Lonsdale Quay and Lonsdale Ave and a mixed-use building. Public consultation will be held to resolve development issues at this location known as Site 8. Very preliminary. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 964
Start: ?
Finish: ?
Last Update: Mar 2005

North Vancouver

Residential and Commercial Complex - 879 Marine Drive
Jim Pattison Group/Overwaitea Foods/Westbank Ph: (604) 688-6764
Two residential towers and a Save-On-Foods store to be located at the existing Ford dealership near Capilano mall. Rezoning for a shopping mall was completed by the previous owner, however, zoning is required for the residential component. A rezoning application for the project was rejected and the developer is currently re-working the site plan. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 826
Start: ?
Finish: ?
Last Update: Mar 2005

North Vancouver

Seymour Creek Village
Squamish Nation/Kingswood Capital Corp./Progressive Properties Ph: (604) 892-5166
Proposed 430,000 sq ft of commercial and retail development over 12 ha. One of the big box retail outlets will be 116,000 sq ft. Tentative retailers include Home Depot, Best Buy, Office Depot and Michaels. Project in development stage and has been approved by band council and members. The development will be constructed in four stages. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2001
Project ID: 723
Start: Spring 2006
Finish: 2008
Last Update: Mar 2005

Pemberton

Ryan River Hydro Project
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run-of-river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Project is a joint venture between Summit Power and Regional Power Inc. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 867
Start: Spring 2007
Finish: Spring 2009
Last Update: Mar 2005

Pemberton

Mkw'alts (Ure) Creek Water Power Project
Mkw'alts Energy LP Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Environmental approvals received. Rezoning required.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2002
Project ID: 805
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Pemberton Region

South Meager Creek Geothermal Project
Western GeoPower Corporation Ph: (604) 662-3338
A proposed 100 MW geothermal electric power plant located 70 km west of Pemberton. Plans include a 80 km transmission line to connect the plant to the BC grid. Project is in the pre-application stage of the Environmental Assessment process. Website: www.geopower.ca

Status: Proposed
Est. Cost ($ million): 276
First Entry: Sep 2004
Project ID: 1206
Start: Fall 2007
Finish: Fall 2009
Last Update: Jun 2005

Pitt Meadows

Airport Industrial Park -South Harris Business Park
Pitt Meadows Airport Ph: (604) 465-8977
A proposed 65 acre light industrial park to be developed at the site currently known as the airport lands. Development is expected to include storage facilities, retail warehouse office space, and restaurant space. Some of the buildings will be build-to-suit. The land is currently in the rezoning process, which is expected to be completed in Fall 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 1007
Start: ?
Finish: ?
Last Update: Mar 2005

Pitt Meadows/Maple Ridge

Gateway Program - Pitt River Bridge and Mary Hill Interchange
BC Ministry of Transportation Ph: (604) 456-2420
A proposed new bridge to replace the two existing swing bridges across the Pitt River and an interchange to replace the existing Lougheed Highway and the Mary Hill Bypass intersection. The project is a stand-alone component of the Gateway Program's North Fraser Perimeter Road Project (see separate entry id 938).

Status: Proposed
Est. Cost ($ million): 180
First Entry: Jun 2005
Project ID: 1385
Start: Summer 2006
Finish: 2009
Last Update: Jun 2005

2. Mainland/Southwest

Port Coquitlam

Coast Meridian Overpass
TransLink Ph: (604) 453-4575
A proposed bridge to span the CP Railyards would be a medium-span, two-lane bridge that includes pedestrian and cyclist lanes.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 842
Start: Late 2005
Finish: 2007
Last Update: Mar 2005

Port Coquitlam

Dominion Triangle Commercial Park
TownLine Developments Ph: (604) 276-8823
Proposed development west of the Pitt River between Dominion St and Lougheed Hwy of 600,000 to 900,000 sq ft of commercial and retail space in several buildings. Rezoning is required for much of the land.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Project ID: 748
Start: Early 2006
Finish: 2011
Last Update: Mar 2005

Port Moody

Murray-Clarke Connector
City of Port Moody/TransLink Ph: (604) 469-4543
Proposed east-west crossing in Port Moody. Plans include extending Murray St west of Mary St to a 4-lane overpass above the railway tracks near Queens St, then following Vintner St. West of Douglas St the road would connect to Clarke, and the section of Clarke, from Barnet to Douglas, would be widened to four lanes. Connector is the completion of the Barnet Hwy HOV project. Design is delayed until funding by TransLink is approved.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1256
Start: Spring 2006
Finish: 2009
Last Update: Jun 2005

Richmond

Fraser Reach Business Park
Beedie Group Ph: (604) 435-3321
A 20 acre business park on the Fraser River bordered by Nelson and Dyke Roads is in the planning stages. Toyo Tire Canada is the expected to occupy the first building in spring 2006. Website: www.beediegroup.ca

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1451
Start: Fall 2005
Finish: 2010
Last Update: Jun 2005

Richmond

Garden City Residences
Chandler Development Inc. Ph: (604) 692-0111
Proposed residential development to include 211-units of condominiums and some townhouses in two 17-storey towers, to be located on Garden City Rd at Cook Rd on a 21 acre park. Architect: Gomberoff Bell Lyon Architects Group Inc. Website: www.gardencityliving.com

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2005
Project ID: 1353
Start: Fall 2005
Finish: Fall 2006
Last Update: Mar 2005

Richmond

Lingyen Mountain Buddhist Temple Expansion
Lingyen Mountain Buddhist Temple Ph: (604) 276-4000 (Richmond City)
Proposed expansion of a Buddhist monastery and temple on No. 5 Rd to a 165,000 sq ft walled compound with 5 temples around a courtyard, including one large, central temple to house a 100 ft Bunyanesque Buddha in a 140 ft temple. Plans also include 700 parking spaces. The City Planning Committee approved the project and the rezoning application is currently under review.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1322
Start: Spring 2006
Finish: Summer 2007
Last Update: Jun 2005

Richmond

Ocean Walk Residential Development
Century Group Ph: (604) 943-2203
Proposed 297,000 sq ft residential development at 7571 and 7611 Alderbridge Way. Plans include three 16-storey towers to include 246 condominiums and 10 townhouses. Four of the street-level condominiums will be live-work units. Plans also include a 20,000 sq ft amenity area, including a putting green, rooftop gardenhot tubs, lounge and recreation areas, and guest suites. Architect: Lawrence Doyle Architect Inc. Website: www.oceanwalkcondos.ca

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1320
Start: Jul 2005
Finish: Fall 2007
Last Update: Jun 2005

Richmond

Paloma Condominiums
Regent International Ph: (604) 276-4000 (Richmond City)
Proposed condominium development at Saba and No. 3 Rd. First building is 16-storeys and will contain 122-units. Finish date is for the first building. Website: www.palomaliving.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1321
Start: Jul 2005
Finish: Oct 2006
Last Update: Jun 2005

Richmond

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
An application has been made to rezone a 17 acre site at the northeast corner of Alderbridge Way and Garden City Rd to allow construction of a 200,000 sq ft mall, of which 129,000 sq ft would be occupied by Wal-Mart.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1015
Start: Fall 2005
Finish: Spring 2006
Last Update: Mar 2005

Richmond

Olympic Games - Speed Skating Oval
VANOC/City of Richmond Ph: (778) 328-2010
Development of a new long track speed skating oval which can be used after the Olympics for two hockey rinks, sporting events and trade shows. Project will be located along the Fraser River between No. 2 Rd Bridge and Dinsmore Bridge, and includes a $19 million City Centre Waterfront Park. Project manager is MHPM Project Managers Inc. Architect: Canon Johnston Architecture Inc. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 155
First Entry: Mar 2003
Project ID: 910
Start: Early 2006
Finish: Apr 2008
Last Update: Jun 2005

Richmond

RAV Rapid Transit to Vancouver Airport - (Canada Line)
RAV Project Management Ltd. (RAVCO) Ph: (604) 484-7287
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport, downtown Vancouver (RAV) along Cambie St, including up to 19 stations. The transit line will use advanced-rapid-transit technology (ART), and run through 'stacked' tunnels beneath much of the Cambie St section. Additional plans include an underground shopping complex around a proposed $29 million station at Cambie and Second Ave, which the City of Vancouver would pay for. SNC Lavalin/Serco Group Inc. was selected as the proponent for this public/private project in Nov 2004. Application to the Environmental Assessment Office was submitted Dec 10, 2004. Review of cut-and-cover construction rather than tunnelling to build sections of the rapid transit line is being requested in a petition by a citizens group to the BC Supreme Court. Public comment period for the environmental assessment review was also extended. Start date is for preparatory activities such as road and utility relocations. Website: www.ravprapidtransit.com

Status: Proposed
Est. Cost ($ million): 1720
First Entry: Mar 2003
Project ID: 914
Start: Aug 2005
Finish: Nov 2009
Last Update: Jun 2005

Richmond

Richmond Trade and Exhibition Centre
Tourism Richmond Ph: (604) 821-5477
Proposed 400,000 sq ft exhibition and trade centre. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Rd and Westminster Hwy. Approximately 20 acres of land have been designated for the project. Negotiations on the land are being finalized.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 1998
Project ID: 349
Start: 2007
Finish: Late 2008
Last Update: Jun 2005

Sechelt

Bear Hydro Project
Regional Power Inc. Ph: (416) 593-4717
Proposed approx 16 MW run-of-river hydroelectric power project on Bear Creek near Sechelt. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project is in approvals processes.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 868
Start: Jan 2006
Finish: Late 2007
Last Update: Jun 2005

Squamish

Pridham Residential Development
Pridham Development Inc. Ph: (604) 892-5217 (District of Squamish)
Proposed residential development to include 1,350 waterfront condominiums and townhouses on the site of a closed Interfor sawmill. Property acquisition is underway.

Status: Proposed
Est. Cost ($ million): 800
First Entry: Jun 2005
Project ID: 1384
Start: 2007
Finish: 2010
Last Update: Jun 2005

Squamish

Factory Outlet Mall
Parallax Investment Ph: (604) 892-5217 (District of Squamish)
Proposed 100,000 sq ft shopping complex on Hwy 99 on a 10 acre site. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1337
Start: ?
Finish: ?
Last Update: Jun 2005

Squamish

Residential Development at Garibaldi Highlands
Townline Ventures Ltd Ph: (604) 276-8823
Proposed residential development on 138 acres to include 300 single-family and townhouse units. Rezoning application is under review.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2004
Project ID: 1254
Start: Spring 2006
Finish: 2010
Last Update: Mar 2005

Squamish

Squamish Oceanfront Development Corp.
Squamish Oceanfront Development Corp Ph: (604) 815-5002
Plans to develop the downtown of Squamish will include former BC Rail lands transferred to the City Nov 2003. Conceptual plans include a waterfront hotel and convention centre, arts and culture centre, market, marina, passenger ferry terminal, small cruise-ship terminal and light industrial/ transportation. Public consultation during Dec 2003 led to a detailed design concept in Apr 2004. Partnered with Smart Growth On The Ground, an organization that develops sustainable principles.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1033
Start: Spring 2006
Finish: 2010
Last Update: Mar 2005

Squamish

Ashlu Creek Hydroelectric Project
Ledcor Power Inc. Ph: (450) 928-2550
Proposed 230 GWh run-of-river hydroelectric development on 5.4 km of Ashlu Creek. The project was selected for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project has obtained all key federal and provincial approvals. Rezoning was denied in Jan 2005.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Project ID: 715
Start: ?
Finish: ?
Last Update: Mar 2005

Surrey

Clayton Village Residential Development
BFW Developments Ltd./City of Surrey Ph: (604) 532-6060
Phased residential development on approx 500 acre site bounded by 68th Ave, 72nd Ave, 188th St and 192nd St. Phase 1 and 2 include approximately 250 single-family homes, 52 detached strata homes, and 170 townhouses. Phase 3 will include 87 single-family homes. Website: www.claytonvillage.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1402
Start: Fall 2005
Finish: 2009
Last Update: Jun 2005

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Surrey

Kwantlen University College Surrey Campus Expansion
Kwantlen University College Ph: (604) 685-6312 (Architect)
Renovation and expansion of Surrey Campus of Kwantlen University College to accommodate increase in capacity by 1100 seats on the Surrey campus. Building D expansion of 1260 sm will be complete by Feb 2006. The library renovation, to increase library space by 5220 sm, will be complete in Jul 2006. Building C's 4300 sm expansion will be complete by Apr 2007. Provincial funding has been approved.

Status: Proposed
Est. Cost ($ million): 36
First Entry: Jun 2005
Project ID: 135
Start: Summer 2005
Finish: Apr 2007
Last Update: Jun 2005

Surrey

Surrey Industrial Park
Ph: (604) 591-4522 (City of Surrey)
Proposal for a multi-use industrial park in the 80 hectare former Stokes gravel pit area near 24th Ave and 192 Street. Site preparation underway.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1425
Start: Summer 2005
Finish: 2008
Last Update: Jun 2005

Surrey

Clayton Crossing Shopping Centre
Avondale Development Corporation Ph: (604) 591-4011
Proposed 106,000 sq ft shopping centre at 18669 Fraser Hwy to include an Extra Foods, Shoppers Drug Mart and a number of smaller retailers. Development permit application is under review.

Status: Proposed
Est. Cost ($ million): 20
First Entry: M[illegible] 2005
Project ID: 1289
Start: Jul 2005
Finish: Early 2006
Last Update: Jun 2005

Surrey

Townhouse Development - 6577 - 192 Street
JRP Homes/Tung Sung Enterprises Inc. Ph: (604) 836-7411
Proposed 102-unit, 213,000 sq ft townhouse development at 6577-192 St to be built in three phases. Townhouses are 2-storeys plus one level for parking. Development permit application is under review. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1298
Start: Late 2005
Finish: Spring 2007
Last Update: Jun 2005

Surrey

Grandview Corner Shopping District
First Pro Shopping Centre/Loblaw Properties Ltd. Ph: (604) 448-9112
Proposed 74,304 sq m retail shopping centre to be located on 25 acres at 15862 - 24 Ave and 2290 - 161 St, to be built in phases. Phase 1 major tenants include Wal-Mart, Home Depot, and Real Canadian Superstore, which are expected to complete in late 2005. First Pro Shopping Centres will be developing approx 55, 289 sq m of the development, and Loblaw Properties Ltd will be developing approx 19,015 sq m.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Dec 2004
Project ID: 1250
Start: Aug 2005
Finish: 2009
Last Update: Jun 2005

Surrey

Townhouse and Apartment Development - 6831 188 Street
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed residential development on 8.41 acres at 6831 - 188 St. Plans include 151-units of 3-storey townhouses and a 4-storey wood-frame apartment building containing 48-units. Rezoning is required. Architect: Fougere Architecture Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1252
Start: Late 2005
Finish: Spring 2007
Last Update: Mar 2005

Surrey

Townhouse Development - 6616 194th Street
Lakewood Group Ph: (604) 590-8444
Proposed 2- and 3-storey townhouse development to contain 150-units and be constructed in two phases at 6616 194th St.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1279
Start: Summer 2005
Finish: Late 2006
Last Update: Dec 2004

Surrey

Anndale Village Shopping Centre
Chandler Development Group Ph: (604) 692-0111
Proposed shopping mall to be located at Barnston Dr and 176 St will include 182,000 sq ft, 60 retailers, and be anchored by Thrifty's foods. Plans also include 90 townhomes. A development permit had been issued, but changes were made to the project and a new development permit is required. Developers are currently reviewing the project.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Sep 2003
Project ID: 978
Start: ?
Finish: ?
Last Update: Mar 2005

Surrey/Delta

Gateway Project - South Fraser Perimeter Road
BC Ministry of Transportation Ph: (250) 456-2420
A new four-lane, 80 km/h route along the south side of the Fraser River extending from Deltaport Way in southwest Delta to the Golden Ears Bridge connector road in Surrey/Langley (+/-40km). It will provide a continuous route to serve the port facilities, rail yards and industrial areas along this key economic corridor. A summary report pertaining to alignment alternatives on the southwest Delta segment of the corridor was released for public review in May 2005. Website: www.gov.bc.ca/tran (see Highway Projects)

Status: Proposed
Est. Cost ($ million): 800
First Entry: Sep 1998
Project ID: 449
Start: Spring 2006
Finish: Summer 2008
Last Update: Jun 2005

Tipella

Douglas Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Major approvals completed. Rezoning required. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Project ID: 806
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Tipella

Fire Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Project ID: 807
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Tipella

Stokke Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Project ID: 808
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Tsawwassen

Vancouver Island Transmission Reinforcement Project
B.C. Transmission Corp. Ph: (604) 699-7300
Proposed plan to upgrade transmission lines running through Tsawassen in the Lower Mainland in order to service the power needs of Vancouver Island and the Gulf Islands by replacing existing overhead lines with new overhead or underground lines and cables that would carry nearly double the voltage, from the current 138 kV to 230 kV. Public meetings have been held and several options reviewed. The BC Transmission Corporation application to the BC Utilities Commission will be submitted in Jun/Jul 2005. Website: www.bctc.com/engagement/projects/vitrp.shtml

Status: Proposed
Est. Cost ($ million): 224
First Entry: Mar 2005
Project ID: 1329
Start: Spring 2007
Finish: Oct 2008
Last Update: Jun 2005

Vancouver

1133 Homer Residential Tower
Imperial Oil Ltd. Ph: (604) 683-4376 (Architect)
Residential development (15 storeys, 197 units) at the corner of Homer and Helmcken Streets. Undergoing design review. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1410
Start: Early 2006
Finish: Summer 2007
Last Update: Jun 2005

Vancouver

1133 West Georgia Residential Development
Holborn Group Ph: (604) 687-2990 (Architect)
Proposed 167 m height mixed use tower to contain 200 hotel rooms and residential space. The project has recently been redesigned by architect Arthur Erickson in cooperation with Musson Cattell Mackey Architects.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Jun 2005
Project ID: 1411
Start: ?
Finish: ?
Last Update: Jun 2005

Vancouver

Canadian Broadcasting Corporation Studio Renovation
Canadian Broadcasting Corporation/Government of Canada
Ph: (604) 662-6000
Planned renovation of the CBC studios at 700 Hamilton Street to renovate the 270,000 sq ft structure. Renovation funding depends on Treasury Board of Canada approval and City of Vancouver approval of the sale of part of the CBC property to Concord Pacific (see project id 1421) and approval for residential development in that area. The Urban Design Panel review is underway. Architect: Hotson Bakker Architects.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1422
Start: Jul 2006
Finish: Early 2008
Last Update: Jun 2005

Vancouver

Queen Elizabeth Theatre Renovation
City of Vancouver/Vancouver Civic Theatres Ph: 604) 665-3050
Planned renovation of the Queen Elizabeth Theatre would include three tiers of balconies, and the plaza development plans include a 14 storey commercial building and/or a three-storey commercial structure. Architect: Proscenium Architecture and Interiors Inc. Very preliminary.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 2005
Project ID: 1420
Start: Summer 2006
Finish: 2008
Last Update: Jun 2005

Vancouver

Residential Towers - Robson Street
Concord Pacific Group Inc. Ph: (604) 899-8800
Proposed development on Canadian Broadcasting Corporation property using 32,000 sq ft of parking lot and plaza space, to include a 31-storey condo tower at Robson and Cambie, and a 16-storey condo tower at Robson and Hamilton Streets. Urban Design Panel review is underway. The property would be leased from the CBC. Architect: Walter Francl. Also see Canadian Broadcasting Corporation (project id 1422).

Status: Proposed
Est. Cost ($ million): 80
First Entry: Jun 2005
Project ID: 1421
Start: ?
Finish: ?
Last Update: Jun 2005

Vancouver

UBC - Museum of Anthropology Renewal Project
University of British Columbia Ph: (604) 822-0486
Extension of existing museum space for research laboratories and public gallery space. The tender process is expected to begin in Apr 2006. At schematic design stage. Prime Design Architect: Arthur Erickson.

Status: Proposed
Est. Cost ($ million): 49
First Entry: Jun 2005
Project ID: 1452
Start: Summer 2006
Finish: Jan 2008
Last Update: Jun 2005

Vancouver

1188 West Pender Residential Development
Pinnacle International Ph: (604) 988-1688
Proposed 31-storey residential tower with 110 dwelling units on a three-storey commercial/child daycare podium base, with four levels of underground parking. Development permit has been approved. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2005
Project ID: 1296
Start: Fall 2005
Finish: Summer 2007
Last Update: Jun 2005

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Vancouver

125 Milrose Avenue Residential Development
Bosa Development Corp. Ph: (604) 294-0666
Proposed residential development to include 164-units of condominiums in a 22-storey tower and townhouses in 3- and 5-storey buildings. In the permitting stage. Architect: Perkins & Company.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1303
Start: Fall 2005
Finish: Apr 2007
Last Update: Jun 2005

Vancouver

Eldorado Mixed Use Development
Equitas Developments Ph: (604) 879-9940
Proposed mixed use development at 2330 Kingsway to include two 24-storey residential towers containing 280-units, a SaveOn Foods grocery store, retail space and community amenity space. Currently in the rezoning process - public hearing expected in Dec 2005. Architect: Ankenman Marchand Architects.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2005
Project ID: 1364
Start: Fall 2006
Finish: 2009
Last Update: Jun 2005

Vancouver

Mixed Use Development - 826 West Hastings Street
Jameson Development Ph: (604) 732-7122
Proposed 37-storey mixed use tower to include residential, office and retail space. Rezoning approved.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1363
Start: Spring 2006
Finish: 2008
Last Update: Mar 2005

Vancouver

999 Seymour Street Residential High Rise
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed 12-storey concrete high rise to contain approx 70 high end lofts, as well as fitness facilities. Architect: Acton Ostry Architects Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1253
Start: Late 2005
Finish: Latae 2006
Last Update: Mar 2005

Vancouver

Flatiron Residential/ Commercial Development 1277 Melville
Cathedral Development Group Ph: (604) 684-4181
Proposed 28-storey condominium tower to be located in Coal Harbour at 1277 Melville St. Plans include 69-units and 3 to 4 townhouses as well as a fitness room, spa area, meeting facilities and 3,500 sq ft of commercial space. Development permit application is under review. Architect: Busby & Associates Architects. Website: www.flatironliving.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1264
Start: Dec 2005
Finish: Summer 2007
Last Update: Jun 2005

Vancouver

The Ceperley Mixed Use Development
Jameson Development Corp Ph: (604) 873-7344 (City of Vancouver)
Proposed 37-storey development at 838 W. Hastings St which will generate its own power and incorporate a water recycling system in the residential component. Plans include a mixed use building which will have 25-storeys of residential space above 8-storeys of office space and 3-storeys of retail and a restaurant, as well as the restoration of two heritage buildings on the site. Rezoning is approved. The project is now in the development permit application stage.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1241
Start: Nov 2005
Finish: Spring 2007
Last Update: Jun 2005

Vancouver

ICORD Spinal Cord Research Centre
UBC/Vancouver Coastal Health Authority/Rick Hansen Man in Motion Foundation Ph: (604) 687-2990 (Architect)
Proposed development to become the world's largest spinal cord research centre (International Collaboration on Repair Discoveries - ICORD) located near Willow St and 10th Ave. The federal and provincial governments are contributing nearly $13 million towards construction of the 110,000 sq ft project. Design work is underway. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 47
First Entry: Sep 2004
Project ID: 1212
Start: Early 2006
Finish: 2008
Last Update: Jun 2005

Vancouver

898 Seymour Mixed Use Development
Sol Terra Developments Ph: (604) 731-9053 (Owner's Representative)
Proposed two residential towers, commercial space and parking at grade, bounded by Seymour, Richards and Smithe Streets. Rezoning application is under review - public hearing on Jul 14, 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1158
Start: Spring 2006
Finish: Early 2007
Last Update: Jun 2005

Vancouver

UBC - Centre for Interactive Research on Sustainability
UBC, SFU, BCIT, & Emily Carr Institute Ph: (604) 822-0486
A proposed 3-storey, 120,000 sq ft building on the Great Northern Way Campus to house and showcase research on building design, including emissions reduction, materials consumption and energy efficiency. Approximately 29,000 sq ftof the 56,000 sq ft facility will be available for lease to institutional and community partners. Construction tender is expected in Apr 2006.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1106
Start: Jun 2006
Finish: 2007
Last Update: Jun 2005

Vancouver

540 Beatty Street Condominiums
Townline Group of Companies Ph: (604) 682-1050
Proposed 70-unit condominium redevelopment on Beatty at Pender. Development permit application is under review. Pre-sales begin in Sep 2005. Architects: Howard Bingham Hill Architects. Design consultant: Graham & deAraujo Design Studio.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1061
Start: Late 2005
Finish: Spring 2007
Last Update: Jun 2005

Vancouver

The Ritz Mixed Use Tower
Pinnacle International/Mondiale Ph: (604) 683-4376 (Architect)
Proposed mixed use 33-storey tower containing 170-units, and 10 townhouses, located at 1211 Melville St. Plans also include approx 52,000 sq ft of commercial space. Architect: Hancock Bruckner Eng & Wright. Website: www.liveattheritz.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1094
Start: Jul 2005
Finish: Summer 2007
Last Update: Jun 2005

Vancouver

2228 West Broadway Commercial/Residential Buildings
665428 BC Ltd. Ph: (604) 873-7135 (City of Vancouver)
Proposal a mixed-use building comprising a drug store, grocery store, and other retail use with 133 dwelling units above, at 2228 W. Broadway. Site clearing has commenced. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1045
Start: Summer 2005
Finish: 2006
Last Update: Jun 2005

Vancouver

Residential High Rise - 788 Richards
Millennium Development Corporation Ph: (604) 688-2300
The project at 788 Richards is a 29-storey mixed-use tower. Plans include residential housing, 4 levels of underground parking, commercial space and a hotel. Development permit is currently under review. Architect: Stu Lyon Architect.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1022
Start: Fall 2005
Finish: Summer 2006
Last Update: Jun 2005

Vancouver

Vancouver Community College Expansion - King Edward Campus
Vancouver Community College Ph: (604) 443-8319
Planned expansion i cludes an additional 685,000 sq ft to the King George Campus, to be built in phases. Phase 1 would include a new building of up to 150,000 sq ft for School of Health Sciences and other programs. Province is contributing $33 million towards this project. Very preliminary.

Status: Proposed
Est. Cost ($ million): 49
First Entry: Dec 2003
Project ID: 1034
Start: Aug 2006
Finish: Jun 2008
Last Update: Jun 2005

Vancouver

East Fraserlands Development
City of Vancouver/ParkLane Homes/WesGroup Income Properties
Ph: (604) 873-7276 (City of Vancouver)
The preliminary plans for this community on the Fraser River in Vancouver include a comprehensive neighbourhood for 10,000 people with a school, childcare facility, indoor recreation space, commercial space, parks and public open space. The 51 ha site is bounded by Marine Dr, Kerr St and Boundary Rd. Based on a policy statement on the project was approved by the City in Dec 2004, an Official Development Plan is expected to be completed by late 2005. A design workshop was held in Apr 2005. Marketing for the first phase is expected to start in 2007.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Sep 2003
Project ID: 989
Start: 2007
Finish: 2026
Last Update: Jun 2005

Vancouver

Hastings Park Renovation and Casino
Great Canadian Gaming Corp. Ph: (604) 214-7777
Proposed renovation to Hastings Race Course and the addition of a casino with 600 slot machines. Slot machines will be located on the main floor of the racetrack in a 45,000 sq ft area separated from the horse races. Renovations would include building new stables and refurbishing the grandstands.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1012
Start: Fall 2005
Finish: Late 2005
Last Update: Jun 2005

Vancouver

Providence Legacy Project
Providence Health Care Ph: (604) 806-8566
Providence Health Care is proposing to renew its facilities in Vancouver by consolidating into a new 2 million sq ft hospital complex. The land for the facility, 17.2 acres in the False Creek Flats area, was purchased in Mar 2004. The consolidation would renew the acute care services of St. Paul's and Mount Saint Joseph hospitals, and allow for the redevelopment of Providence's elder-care facilities at Holy Family and St. Vincent's Heather hospital sites. Detailed site plans are underway, with a final proposal to the province expected in Summer 2005. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 993
Start: ?
Finish: ?
Last Update: Jun 2005

Vancouver

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
A proposed 120,000 sq ft Wal-Mart store on S.E. Marine Dr near Main St. Plans also include an additional 50,000 sq ft for other retail and restaurant space. Rezoning was rejected by City Council on Jun 28, 2005. The proponent will consider re-applying in Late 2005/Early 2006. Architect: Busby, Perkins & Will Ltd.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 983
Start:
Finish:
Last Update: Jun 2005

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Vancouver

Maritime Museum - False Creek
Vancouver Maritime Museum Ph: (604) 257-8310
Proposed Maritime Museum of approx 75,000 sq ft is to be located at an undetermined site in southeast False Creek (previously planned for Coal Harbour). Currently in the preliminary planning stage. Site selection is expected by late 2005, with feasibility studies and building design to follow.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 944
Start: 2008
Finish: 2010
Last Update: Mar 2005

Vancouver

Mount Pleasant Community Centre
Vancouver City Ph: (604) 873-7135
Proposed community centre with gym, track, daycare, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). Tender closed on Jun 9, 2005. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2003
Project ID: 945
Start: Summer 2005
Finish: Early 2006
Last Update: Jun 2005

Vancouver

North Fraser Marine Terminal
North Fraser Port Authority/TransLink Ph: (604) 273-1866
Marine shipping freight terminal on the north arm of the Fraser River. Several sites are being explored including the remaining 9 ha on the site of the former Canfor Eburne sawmill near the Arthur Laing bridge. In the planning stages.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 866
Start: ?
Finish: ?
Last Update: Jun 2005

Vancouver

Olympic Games - E-Comm -Emergency Services and Communications Facility
E-Comm/VANOC Ph: (604) 215-5000
State-of-the-art facility for coordinating communications and emergency services during the Olympic Games.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 911
Start: May 2008
Finish: May 2009
Last Update: Mar 2005

Vancouver

Olympic Games - Hastings Park
VANOC Ph: (778) 328-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating, short-track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short-track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 905
Start: Jul 2007
Finish: May 2009
Last Update: Mar 2005

Vancouver

Olympic Games - Hillcrest/ Nat Bailey Park Stadium Park
VANOC Ph: (778) 328-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6,000 temporary spectator seats during the Olympic games, and will be converted after the Olympic games into curling sheets, a hockey arena, aquatic centre, gymnasium and community centre. Currently in the design consultation phase. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 28
First Entry: Mar 2003
Project ID: 904
Start: Apr 2007
Finish: Aug 2008
Last Update: Mar 2005

Vancouver

Olympic Games - University of British Columbia Thunderbird Sports Centre
VANOC Ph: (604) 827-5252
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Three ice sheets would be built, sized for the competitions, and later for academic and recreation purposes at UBC. Project will be built in two phases, with Phase 1 completing in Sep 2006 and Phase 2 completing in Dec 2007. Development permitting for phase 1 is almost complete. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 909
Start: Sep 2005
Finish: Dec 2007
Last Update: Jun 2005

Vancouver

Olympic Games - Vancouver Olympic Village
Vancouver City/VANOC Ph: (778) 328-2010
Development of accommodation facilities for 2,800 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process started Spring 2004 and is expected to conclude in Mar 2006. Infrastructure work is expected to start in early 2006, with village construction to begin in mid-2007. Contract negotiations to conclude in Mar 2007.

Status: Proposed
Est. Cost ($ million): 162
First Entry: Mar 2003
Project ID: 912
Start: Summer 2007
Finish: Sep 2009
Last Update: Mar 2005

Vancouver

UBC - Integrated Biodiversity Laboratory
University of British Columbia Ph: (604) 731-3103
Proposed new building of 9,200 sq m to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 896
Start: ?
Finish: ?
Last Update: Mar 2005

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Vancouver

647 Howe Street Hotel and Residential Complex
Allied Holdings Ltd. Ph: (604) 669-5335
Proposed 52-storey hotel and residential tower to include 29 floors with 204 residential units and a 97-room hotel adjacent to the Hotel Georgia on Howe St. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 ft). Development permit application is under review. Architect: Bing Thom Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2002
Project ID: 810
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

955 and 969 Burrard Street - Residential Tower and New YMCA
Concert Properties Ltd. and YMCA Ph: (604) 688-9460
A proposal for replacement of the Downtown YMCA site (955 Burrard St) includes a 44-storey, 300-unit high rise condominium (proposed at the west end of the site, above the YMCA facility), and new 7,432 sq m YMCA facility, with the original heritage building on Burrard being preserved. Related to this is construction on the First Baptist Church site (969 Burrard St and 1017 to 1045 Nelson St) which includes seismic upgrade and/or restoration and designation of the interior, construction of 1,858 sq m (20,000 sq ft) of new affordable rental housing, 1,858 sq m (20,000 sq ft) community service facility, and a 16,722 sq m (180,000 sq ft) market residential building (24-storeys). Architect: Stantec Architecture.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2001
Project ID: 783
Start: Late 2006
Finish: 2009
Last Update: Jun 2005

Vancouver

Amtrak Rail Improvements
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand which will require upgrades to the track and additional sidings on the Canadian portion. Second train already travels as far as Bellingham. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 761
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

Convention Centre Hotel (Burrard Landing)
Fairmont Developments Inc. Ph: (604) 893-8880
800-room hotel proposal linked to, but separate from, the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000 sq ft hotel at 201 Burrard received rezoning. Meeting rooms will be 45,000 sq ft and there will be a 15,000 sq ft ballroom. The hotel would be part of the Burrard Landing area of Coal Harbour. The property is being sold and development plans may be reviewed at that time.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2001
Project ID: 735
Start: Summer 2005
Finish: Fall 2007
Last Update: Jun 2005

Vancouver

Main Street Residential Development - Southeast False Creek Neighbourhood
City of Vancouver/Beedie Development Ph: (604) 637-3321
Proposed 150-unit residential building at Main St and East 1st Ave is part of a mixed-use neighbourhood to include residences for up to 4,000 people. Plans are for an 80 acre site bounded by Wylie St, 2nd Ave, Main St and Terminal Ave. Plans also include a 30,000 sq ft community centre, five childcare centres, a K-7 school, a 26 acre park and the 2010 Olympics athlete's village will also be located on this site (see separate entry). City expected to make sites on the property available for private developers in Fall 2005.

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Sep 1999
Project ID: 595
Start: Summer 2006
Finish: 2010
Last Update: Jun 2005

Vancouver

Woodward's Building Redevelopment
City of Vancouver Ph: (604) 871-6198
Proposed development plan to convert the department store at 101 W. Hastings, previously owned by Woodward's. Total floor area is 656,000 sq ft. Property owned by the Province of BC was sold to the City of Vancouver in Mar 2003. Three bidders were short listed, including a team consisting of Concert Properties and the Holborn Group, a team consisting of Westbank Projects and Peterson Investment Group, and Millennium Properties. Each proposal was required to contain a post-secondary component of either Simon Fraser University's School of Contemporary Arts or Vancouver Community College's design and music programs. Westbank Projects/Peterson Investment Group, with Henriquez Partners as the architect, was selected to be the proponent in Sep 2004. Westbank/Peterson will trade some of the heritage bonus space allocated to Woodward's for a piece of property next to it, owned by the Holborn Group, which will be used for SFU's School of Contemporary Arts.Website: www.city.vancouver.bc.ca/woodwards

Status: Proposed
Est. Cost ($ million): 220
First Entry: Dec 1997
Project ID: 163
Start: Early 2006
Finish: Apr 2007
Last Update: Mar 2005

Vancouver Area

Coquitlam Light Rail Transit Line
TransLink Ph: (604) 453-4560
An expansion to Greater Vancouver's rapid transit network servicing the northeast area, from Burnaby to Coquitlam, is planned to be in place in the next decade. The line will feature ten stations over 11 kilometres linking neighbourhoods between Coquitlam, Port Moody and Lougheed city centres and connecting with buses, SkyTrain, West Coast Express and points beyond. The project is in the project definition and early public consultation stages. Also see the entry for RAV Rapid Transit line from Richmond to Vancouver (Project #914). Website: www.translink.bc.ca

Status: Proposed
Est. Cost ($ million): 800
First Entry: Sep 2003
Project ID: 992
Start: Early 2007
Finish: Nov 2009
Last Update: Jun 2005

2. Mainland/Southwest

Vancouver To Callaghan Valley

Olympic Games - Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 669-8848
Major upgrades to Hwy 99 as part of the 2010 Olympic Bid program of improvements. Project involves widening and straightening 95 km of the highway at various points with three and four lanes, improving sight-lines, adding passing lanes and reducing driving hazards, from Nelson Creek canyon in the south to the northern terminus at Function Junction in Whistler. The section near Horseshoe Bay, starting near the Eagleridge exit and finishing near Lions Bay, will be upgraded with a $130 million, four-lane overland route, expected to begin construction in Fall 2005 and complete in late 2007. The selected proponent to build, finance and operate the project is S2S Transportation Group. Preliminary design is underway. Website: www.seatoskyimprovements.ca

Status: Proposed
Est. Cost ($ million): 626
First Entry: Mar 2003
Project ID: 903
Start: Fall 2005
Finish: Spring 2009
Last Update: Jun 2005

Vancouver to Langley

Gateway Program - Port Mann/Highway 1 Project
BC Ministry of Transportation Ph: (604) 660-2421
Project includes twinning the Port Mann Bridge, upgrading interchanges and improving access and safety on Highway 1 from Vancouver to Langley. The project provides for extending HOV lanes to Langley, allows for transit over the Port Mann Bridge and includes cyclist facilities across the new structure. The Province will be consulting with local governments and the public.

Status: Proposed
Est. Cost ($ million): 800
First Entry: Jun 2003
Project ID: 939
Start: ?
Finish: ?
Last Update: Jun 2005

West Vancouver

Residential Development
Millennium Development Corporation Ph: (604) 291-3220
Low rise and mid-rise residences on a 20-acre area above the Park Royal North shopping centre. Rezoning approval being sought.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2005
Project ID: 1414
Start: Late 2005
Finish: 2008
Last Update: Jun 2005

West Vancouver

Tapestry Condominiums
Concert Properties Ltd. Ph: (604) 688-9460
Proposed condominium development to include 230-units in two buildings of 10- and 6-storeys located at 750 W. 12th Ave. Plans also include a daycare facility and community meeting room. Architect: Nigel Baldwin Architects. Website: www.discovertapestry.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2005
Project ID: 1391
Start: Jul 2005
Finish: Summer 2007
Last Update: Jun 2005

West Vancouver

Cypress Mountain Ski Resort Expansion
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
The Alpine Ski Area Master Plan includes a new base area, additional parking and three additional chairlifts on Mt. Strachan, including a gondola lift accessing a mountaintop restaurant. The plan also includes the installation of a ski lift and addition of 11 ha of new ski trails on the east face of Black Mountain. Olympic Games projects include $11 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the Olympic venues. These facilities are expected to start construction in late 2005/early 2006.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 1997
Project ID: 187
Start: Late 2005
Finish: 2009
Last Update: Jun 2005

Whistler

The Lakelands at Green Lake
Chateau Nova Whistler Development Ltd. Ph: (604) 932-5535
(Whistler Municipality)
Major development to include multi-family housing, an international college and a golf course on a 113 ha site at the northwest end of Green Lake on the site of an old sawmill.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2005
Project ID: 1383
Start: ?
Finish: ?
Last Update: Jun 2005

Whistler

Olympic Games - Whistler Olympic Entertainment Complex
VANOC Ph: (778) 328-2010
Proposed venue to house the Paralympic Games ice sledge hockey event, to be located at the north end of Whistler. Whistler Municipality is evaluating plans and total costs of this project. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1314
Start: Apr 2007
Finish: Jul 2008
Last Update: Mar 2005

Whistler

Whistler Wastewater Treatment Plant Upgrade
Whistler Municipality Ph: (604) 932-5535
Proposed upgrade to the existing wastewater treatment plant by utilizing a design-build-operate contract. Very preliminary.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Mar 2005
Project ID: 1374
Start: ?
Finish: ?
Last Update: Mar 2005

Whistler

Olympic Games - Whistler Creekside Resort Modifications
Intrawest Ph: (604) 669-9777
Run modifications and spectator facilities to accommodate speed and technical alpine skiing events. Slalom and giant slalom alpine events, which were originally planned to take place on Blackcomb Mountain, will also take place on Whistler Mountain. First phases of tendering expected in late 2005.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 908
Start: Early 2006
Finish: Nov 2007
Last Update: Jun 2005

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Whistler

Olympic Games - Whistler Nordic Centre
VANOC Ph: (778) 328 2010
Development of 50 to 100 km of new trails and facilities for biathlon, cross country, Nordic combined, K90 and K120 ski jumps, and Paralympic Nordic events at the 2010 Olympic Games. Plans include three stadiums with a projected capacity of 12,000 in each. Designer and Master Planner: Sandwell Engineering. Received Environmental Assessment Act approval on Apr 5, 2005. Site preparation commenced. Website: www.

Status: Proposed
Est. Cost ($ million): 102
First Entry: Mar 2003
Project ID: 906
Start: Oct 2005
Finish: Oct 2007
Last Update: Jun 2005

Whistler

Olympic Games - Whistler Sliding Centre
VANOC Ph: (778) 328-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain and converted after the Games for public use and athlete training. Architect: Stantec Architecture Ltd. Site preparation commenced in Jun 2005 to complete in late fall 2005. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 55
First Entry: Mar 2003
Project ID: 907
Start: Late 2005
Finish: Oct 2007
Last Update: Jun 2005

Whistler

Olympic Games - Whistler/ Callaghan Valley Olympic Village
VANOC Ph: (778) 328-2010
Development of accommodation facilities for 2,700 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Approx 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an athlete training and accommodation centre. A conceptual site plan has been completed. Design development process to conclude in Nov 2005. Construction will be undertaken in two phases, with Phase 1 starting in Apr 2007 and Phase 2 starting in Apr 2008. Public meetings were held Jun 23, 24 and 26, 2004 after which the Cheakamus South site near Function Junction was selected for the Village. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 913
Start: Apr 2007
Finish: Sep 2009
Last Update: Jun 2005

STATUS: ON HOLD

Abbotsford

Abbotsford Residential Development
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1,000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Rezoning is currently underway. Planning Consultant: Michael Rosen Planning Consultants.

Status: On hold
Est. Cost ($ million): 75
First Entry: Sep 1999
Project ID: 618
Start: ?
Finish: ?
Last Update: Jun 2005

Burnaby

Lake City Court Office Buildings
Tonko Novam Ph: (604) 684-1198
Total of 240,000 sq ft of office space at Lake City Court at 8081 Lougheed Hwy. The first of two low-rise office buildings is completed. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 35
First Entry: Jun 1998
Project ID: 419
Start: ?
Finish: ?
Last Update: Mar 2005

Chilliwack

Chipmunk Ridge Resort and Condominium Development
Ph: (604) 793-2906 (Chilliwack City)
Proposed single-family subdivision of 200 parcels in the Eastern Hillsides, including homes and townhomes for a total of over 700-units. There are tentative plans for a tram up the adjacent mountain, as well as hotels, restaurants, and golfing facilities. Rezoning has been approved. Website: www.chilliwackpartners.com

Status: On hold
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1002
Start: Summer 2006
Finish: 2010
Last Update: Jun 2005

Pitt Meadows

Swan-e-set Bay Resort Expansion
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/ equestrian centre on 51 ha in the Pitt Polder area. This project is part of the 360 ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 99
Start: ?
Finish: ?
Last Update: Mar 2005

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
Proposed new generation of 511 GWh of electricity at the pulp and paper mill using wood residue. Project was not selected for a BC Hydro power purchase contract in Apr 2003. Project may be redesigned. Very preliminary.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 2002
Project ID: 855
Start: ?
Finish: ?
Last Update: Mar 2005

Powell River

Powell River Condensing Turbine Electricity Generation Project
Norske Canada Ph: (604) 483-3722
Proposed new generation of 170 GWh of electricity at the pulp and paper mill using wood residue. Project was selected as a BC Hydro power purchase contract in Apr 2003, however, the project is currently on hold.

Status: On hold
Est. Cost ($ million): 55
First Entry: Dec 2002
Project ID: 858
Start: ?
Finish: ?
Last Update: Sep 2004

2. Mainland/Southwest

Richmond

Sea Island Way Mixed Use Development
Andrew Cheung Architects Inc (Owner's Rep)
Ph: (604) 685-2088 (Owner's Rep)
Original plans included a hotel, movie theatres, restaurants, offices and retail stores on an 11 acre site at No. 3 Rd and Sea Island Way. Project was on hold and has undergone changes. Current project is a large mixed use development to include approx 1,400 residential units on a 17.3 acre site. Plans included 12 residential towers, townhouses, as well as commercial space. Rezoning application is under review. Architect: Andrew Cheung Architects Inc. Ownership of the project is changing

Status: On hold
Est. Cost ($ million): 350
First Entry: Sep 1998
Project ID: 469
Start: ?
Finish: ?
Last Update: Jun 2005

Richmond

Richmond Hospital Expansion
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40 million funding requested for proposed Phase 3 replacement of 5-storey north tower. Waiting for approval to proceed with planning. Currently in the conceptual planning stage. Architect: Wensley Spotowski Architectural Group.

Status: On hold
Est. Cost ($ million): 76
First Entry: Dec 1997
Project ID: 197
Start: ?
Finish: ?
Last Update: Mar 2005

Squamish

Garibaldi at Squamish Ski Resort
Garibaldi at Squamish Inc. Ph: (604) 803-9514
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600 ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2,400 dwellings (single- and multi-family) and 1,500 hotel rooms. The Garibaldi Springs Resort Hotel will contain 110-suites, a restaurant, bar, meeting and event space, fitness room, pool and jacuzzi. Provincial approval of the project was overturned by the BC Supreme Court in Oct 2004 due to the Province not properly consulting the Squamish Nation before giving approval. Consultation is underway. Required documents for Environmental Assessment Act review were submitted late Jun 2004, and additional information must be submitted when the litigation process has been completed. Website: www.garibaldiatsquamish.com

Status: On hold
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 119
Start: ?
Finish: ?
Last Update: Jun 2005

Surrey

Welcome Home Development
Welcome Home Society Ph: (604) 591-4441 (City of Surrey)
Proposed residence, training centre and furniture outlet to be located at 68th Ave and King George Hwy. Plans may also include a small farm or ranch property. Project is on hold.

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1151
Start: ?
Finish: ?
Last Update: Mar 2005

Surrey

Cartier Place Condominium Towers
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975 -101A Ave, and 14970 -101A Ave. Plans are for 18-, 20- and 22-storeys above-grade. Approx 40,000 sq m total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 65
First Entry: Dec 1997
Project ID: 123
Start: ?
Finish: ?
Last Update: Sep 2004

Vancouver

UBC - Earth Sciences Centre
University of British Columbia Ph: (604) 822-2287
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Project is on hold pending funding. Architect: Busby Bridger & Associates/MBT.

Status: On hold
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 897
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

UBC - Museum of Anthropology
University of British Columbia Ph: (604) 822-2287
Expansion and enhancement of facilities for research and teaching. The feasibility study budget and project budget have been approved. Project has nearly completed its Schematic Design and is awaiting the North Campus Neighbourhood Plan approval. The current phasing plan is to continually occupy the Museum. Project is currently on hold. Consultants selected include Arthur Erickson, Stantec Architecture Ltd. and Michael Lundholm.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 2003
Project ID: 895
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

False Creek North Hotel
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000 sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457-rooms, restaurants, convention space. Zoning received. Project is on hold. Architect: Architectura.

Status: On hold
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 145
Start: ?
Finish: ?
Last Update: Mar 2005

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STATUS: CONSTRUCTION STARTED

Abbotsford

Mt. Lehman Road Interchange Upgrade
BC Ministry of Transportation/City of Abbotsford Ph: (250) 824-2700
Replacement of the Mt. Lehman overpass including on/off ramps, improvements to Mt. Lehman Rd, a new four-lane structure and road to link Fraser Hwy and Old Yale Rd, and improvements to the Fraser Hwy. Project will be constructed in two phases. Phase 1, which includes a new four-lane bridge to replace the current overpass across the freeway, is expected to complete in Summer 2005. Phase 2 ($16.5 mil), which includes embankment work and the east-bound overpass, is underway. McElhanney Consulting Services Ltd. is the proponent.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 2000
Project ID: 658
Start: Jan 2005
Finish: Summer 2006
Last Update: Jun 2005

Abbotsford

Abbotsford Regional Hospital and Cancer Centre
Access Health Abbotsford/BC Ministry of Health Services
Ph: (604) 557-2952
300-bed, 60,000 sq m hospital and cancer treatment centre at Gladwyn Ave and Marshall Rd, previously known as the Fraser Valley Regional District General Hospital. Architect: Architectura. Website: www.abbotsfordhospitalandcancercentre.ca

Status: Construction started
Est. Cost ($ million): 355
First Entry: Dec 1997
Project ID: 89
Start: Dec 2004
Finish: Dec 2007
Last Update: Jun 2005

Britannia Beach

Britannia Mine Remediation Project
MacDonald Devt Corp/BC Mining Museum/Prov Gov't
Ph: (604) 331-6018
A major mining technology centre, a tourist destination and a single-family residential component are included in this project to remediate the site of an historic mining community. A water treatment plant has started construction, which is expected to complete in Nov 2005, and a small hydro-electric facility may be rebuilt. Website: www.britanniamine.ca

Status: Construction started
Est. Cost ($ million): 95
First Entry: Dec 2003
Project ID: 1048
Start: Spring 2004
Finish: 2010
Last Update: Jun 2005

Burnaby

The Mulberry Retirement Residences
Chartwell Care Corp. Ph: (604) 648-2273
15-storey seniors residential development to include 150-units and a separate retail storefront on the ground floor to include a medical and dental clinic and other retail space. Website: www.themulberry.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1347
Start: Early 2005
Finish: Nov 2005
Last Update: Jun 2005

Burnaby

Park 360 Residential Development
Cressey Development Corp. Ph: (604) 683-1256
A proposed 29-storey residential building to include 215 condominiums and 12 cityhomes at Griffiths Drive and 17th Ave. Additional amenities include a lounge and fitness facilities. Architect: Howard Bingham Hill Architects. Website: www.park360.ca

Status: Construction started
Est. Cost ($ million): 32
First Entry: Dec 2004
Project ID: 1219
Start: Jun 2005
Finish: Fall 2006
Last Update: Jun 2005

Burnaby

Acacia Gardens Residential Development
Aragon (MacPherson) Properties Ltd. Ph: (604) 732-6170
169-units of apartments and townhouses to be built in two phases at 7370 MacPherson Ave. Phase 1 includes 93-units in three 4-storey buildings and is expected to complete in late 2005. Phase 2 includes 76-units and started construction in Spring 2005. Additional amenities include a gym and meeting room. Architect: Chris Turcotte Architects. Website: www.acaciahomes.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1210
Start: Aug 2004
Finish: Spring 2006
Last Update: Jun 2005

Burnaby

Cortina Townhomes and Cityhomes
Palladium Development Corp. Ph: (604) 273-1221
Townhouse and condominium development located at 6880 and 6888 Southpoint Dr. Plans include 111 townhouses in nine buildings, to be built in four phases, and 81 condominiums in a 4-storey bldg. Architect: Ramsay Worden Architects. Website: www.cortinahomes.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1175
Start: Summer 2004
Finish: Jan 2006
Last Update: Mar 2005

Burnaby

Maplewood Terrace Townhouses
Wanson United Ph: (604) 730-8959
A 2-storey, 64-unit townhouse development located on Stride Ave to be constructed in 2 phases. Phase 1, 28-units, is under construction and expected to complete by Aug 2005. Construction start date for Phase 2, the remaining 36-units, is dependent on market conditions. Architect: Fougere Architecture Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1223
Start: Summer 2004
Finish: Aug 2005
Last Update: Mar 2005

Burnaby

OMA Residential Towers -One Madison Avenue
Millennium Development Corporation Ph: (604) 688-2300
Two towers, 31-storeys each, containing 313 condominium units and 21 townhouses at 2345 Madison Ave, are under construction. Additional amenities include a roof garden, pool and amenity pavilion. Website: www.omalife.com

Status: Construction started
Est. Cost ($ million): 80
First Entry: Jun 2004
Project ID: 1156
Start: Fall 2004
Finish: Summer 2006
Last Update: Jun 2005

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Burnaby

Tandem Condominiums
Anthem Properties Ph: (604) 299-5777
A mixed-use development at 4140 Dawson consisting of three towers, of which two are 20-storey condominium towers, containing 20 townhouses and a total of 286-units. The final mixed use tower, is in presales and is located at 4180 Dawson, will contain 23 townhouses and 118-units in a 17-storey tower. The first two towers are currently under construction. Website: www.tandemliving.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1110
Start: Summer 2004
Finish: Late 2006
Last Update: Jun 2005

Burnaby

HighGate Village
Bosa Properties Inc. Ph: (604) 299-1363
Middlegate mall on Kingsway in Burnaby is being replaced with 4 condominium towers and the HighGate Village Plaza which includes a Save-On-Foods, Shoppers Drug Mart, Boardwalk Gaming Centre, bank, police station, Starbucks and other retailers. The new mall began construction Summer 2003 and opened in Oct 2004. There will be a total of 893 residential units, including condominiums and some townhomes, as well as park space. The first tower, the Arcadia, began construction early 2004 and is expected to complete Aug 2005. The second tower is the West Arcadia, which is under construction and expected to complete Fall 2005. The third building is called Stanford House, which has 87-units and is expected to finish construction in Summer 2005. The fourth building is the Emerson, a 29-storey, 212-unit residential building, which started construction in Fall 2004 and is expected to complete in Oct 2005. Website: www.highgatevillage.ca

Status: Construction started
Est. Cost ($ million): 90
First Entry: Mar 2004
Project ID: 981
Start: Aug 2003
Finish: 2007
Last Update: Jun 2005

Burnaby

Simon Fraser University - Technology and Sciences Complex I and II
Simon Fraser University Ph: (604) 291-4743
Two new buildings for the Faculty of Science and Applied Science to include office and laboratory space. The first building includes 100,000 sq ft and is currently under construction, with an expected completion in Sep 2005. Architect for Technology and Sciences Complex I is Stantec Architecture Ltd. The second building, a laboratory, will complete construction in Sep 2006. Architect for second building is Chernoff Thompson Architects.

Status: Construction started
Est. Cost ($ million): 62
First Entry: Jun 2003
Project ID: 957
Start: Jun 2004
Finish: Sep 2006
Last Update: Jun 2005

Burnaby

UniverCity Highlands - Intergulf Development
Intergulf Ph: (604) 291-3220
8- and 9-storey terraced apartment buildings and 2-storey townhouses named NOVO located on Parcel 4. NOVO consists of 167 residences with a broad mix of units ranging from small studio suites to larger penthouses, and finished construction in Fall 2004. NOVO TWO, which started construction in Fall 2004, will provide an additional 175 residential units, and is expected to be completed in Mar 2006. Website: www.univercity.ca

Status: Construction started
Est. Cost ($ million): 40
First Entry: Jun 2003
Project ID: 954
Start: Jun 2003
Finish: Mar 2006
Last Update: Mar 2005

Burnaby

UniverCity Highlands - Millennium Development
Millennium Development Corporation Ph: (604) 291-3220
Construction of One University Crescent started in Summer 2003 on Parcels 2 and 3. The project includes 2 buildings, stepping up from five storeys to ten, and will have approx 55 condominium suites and 60 residences. Building 1 (One University Crescent) completed in Jun 2005. The second building will be complete in summer 2005. Architects: Lawrence Doyle Architect Inc. & Gomberoff Bell Lyon. Website: www.univercity.ca & www.oneuniversitycrescent.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 953
Start: Jun 2003
Finish: Summer 2005
Last Update: Jun 2005

Burnaby

UniverCity Highlands - Polygon Development
Polygon Homes Ltd. Ph: (604) 877-1131
Within the first phase of UniverCity Highlands, Polygon has finished construction on the 'Harmony' community, which includes 180 residences in three 4-storey buildings on Parcel 9. Included in the development are two-level homes along University Cres, and apartments of varying sizes. Polygon is also developing Serenity, a 132 units stacked townhome development which is under construction and will complete in Late 2005. Aurora, a 10-storey concrete building containing 99-units of condominiums and 4 townhouses started in early 2005 and will complete in spring 2006. Website: www.univercity.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 955
Start: Jun 2003
Finish: Spring 2006
Last Update: Jun 2005

Burnaby

Renaissance Towers - Residential High Rises
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30- and 32-storeys, at the 4300 block of Lougheed in Burnaby to provide 370 residences. Phase 1, Fresco, is completed. Phase 2 is the Mosaic, which started construction in late 2004. Architect: Dikeakos and Cotter Architects. Website: www.RenaissanceTowers.ca

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 2003
Project ID: 884
Start: Spring 2004
Finish: Summer 2006
Last Update: Jun 2005

Burnaby

Riverbend Business Park
Anthem Properties Ph: (604) 689-3040
Business park for industrial and corporate tenants on a 22 acre subdivision site at 5600 Thorne Ave in the Big Bend industrial area. The site has been subdivided, serviced and paved. Two warehouses have been completed and a third is under construction. One site is still available for development.

Status: Construction started
Est. Cost ($ million): 28
First Entry: Mar 2003
Project ID: 936
Start: Summer 2003
Finish: 2008
Last Update: Jun 2005

Burnaby

Simon Fraser University - Arts and Social Science Complex Module 1
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 933
Start: May 2005
Finish: Late 2007
Last Update: Jun 2005

Burnaby

Byrne Creek Secondary School
Burnaby School District Ph: (604) 664-8441
New 140,000 sq ft, 2-storey secondary school with a capacity of 1,200 students on a 6 acre site. School will be located at the corner of 10th Ave and Griffiths St and will be complete for the Sep 2005 school year. Plans include a Centre for Dialogue, two science labs, a media lab, a weight room, track, two gymnasiums, a theatre, and a dance studio. Architect: CJP Architects.

Status: Construction started
Est. Cost ($ million): 21
First Entry: Sep 2001
Project ID: 765
Start: Dec 2003
Finish: Aug 2005
Last Update: Mar 2005

Burnaby

Discovery Place Research Park
Discovery Parks Inc. Ph: (604) 734-7275
Technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed and one development site remains. Site 12, located at the northwest corner of the 80 acre Discovery Place site, at the intersection of Canada Way and Gilmore Way has a 148,000 sq ft building (site 12) proposed when tenants/ purchasers are found. Architect: Bunting Coady Architects. Website: www.discoveryparks.com

Status: Construction started
Est. Cost ($ million): 90
First Entry: Dec 1997
Project ID: 73
Start: Summer 1999
Finish: Summer 2006
Last Update: Jun 2005

Burnaby

Marquis Grande at Brentwood Village
ONNI Group Ph: (604) 602-7711
28-storey apartment tower with 171-units and twelve 2-storey townhouses containing approx 310,000 sq ft and parking at 4132 Halifax St. Additional amenities include a pool, exercise room, recreation and media lounge, meeting room and guest suite. Construction is nearing completion. Architect: Chris Dikeakos Architect Inc.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 70
Start: Summer 2004
Finish: Summer 2005
Last Update: Jun 2005

Burnaby

City-in-the-Park Towers
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 and 7368 Station Hill Dr includes seven towers of which six, Savoy, Carlton, Belgravia, and Mayfair (twin towers), and Villa Jardin are complete. The final tower, the 24-storey Belvedere, which contains 114-units, will start construction in Jul 2005. Architect: Lawrence Doyle Architect Inc.

Status: Construction started
Est. Cost ($ million): 350
First Entry: Sep 1997
Project ID: 68
Start: 1997
Finish: Spring 2006
Last Update: Jun 2005

Chilliwack

Cedarpark Townhouses
Tribrink Contracting Ltd. Ph: (604) 819-0232
Residential development on Vedder Rd and Blackwood Lane to include 86-units of 2-storey duplexes and four-plexes.

Status: Construction started
Est. Cost ($ million): 17
First Entry: Jun 2005
Project ID: 1378
Start: Aug 2004
Finish: Oct 2005
Last Update: Jun 2005

Chilliwack

Webster Landing
Tribrink Contracting Ltd. Ph: (604) 819-0232
Residential development on a 38 acre site on Webster Rd along the Vedder River. Plans include 111 single-family homes, 75 townhouses, and 55 homes in a retirement village.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Jun 2005
Project ID: 1377
Start: May 2005
Finish: Spring 2007
Last Update: Jun 2005

Chilliwack

Garrison Crossing Residential Development
Canada Lands Company Ltd. Ph: (604) 824-5061
Redevelopment of 62 ha on the former Canadian Forces military base to contain 1,100 to 1,500 residential units upon completion. Plans include new and refurbished single-family homes, new 2- and 3-storey townhouses and refurbished row houses. Additional amenities include a water park, the CFB Legacy Trail, and renovations of the community centre. Phase 1 consists of 139 new and refurbished homes and townhouses, which is close to completion. Site preparation is underway for phase 2. Architect: Ankenman Associates Architects Inc. Website: www.garrisoncrossing.ca

Status: Construction started
Est. Cost ($ million): 200
First Entry: Dec 2004
Project ID: 1237
Start: Spring 2004
Finish: 2012
Last Update: Jun 2005

Chilliwack

The Village at Sardis Park
Village at Sardis Park Development Co.
Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include residential, office and commercial space on 50 acres at 6760 Vedder Rd. Plans include 700-units of single-detached houses, townhomes and apartments, plus 150,000 sq ft of commercial space. Construction is well underway on the residential units - the townhouse component is near completion. The commercial component is in pre-sales.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2000
Project ID: 687
Start: Summer 2002
Finish: Summer 2007
Last Update: Jun 2005

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2. Mainland/Southwest

Chilliwack

Chilliwack Business Estates
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Hwy 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing and distribution, and office buildings. Phase 1 construction, including a $15 million, 75,000 sq ft laboratory and manufacturing centre on a 10.5 acre site, is complete. A-One is completed a building in May 2005 to expand their facilities. Auld Phillips Ltd is completed its new head office and distribution facility in May 2005. Westeck Windows Mfg. Inc completed a new building in Apr 2005. A 30,000 sq ft building which will be offered for sale/lease started construction in May 2005 and will complete in Aug 2005. Website: www.chilliwackpartners.com

Status: Construction started — Start: Oct 1998
Est. Cost ($ million): 50 — Finish: 2018
First Entry: Sep 1998 — Last Update: Jun 2005
Project ID: 484

Cloverdale

Trades and Technology Centre of Kwantlen University College
Province of British Columbia / Kwantlen University College
Ph: (604) 315-7878
A proposed 17,203 sq m, 1- and 2-storey building at 5510 180th St to accommodate at least 900 students with facilities focusing on industry training and applied programs. Building construction contract was awarded to Ledcor. Architect: Bunting Coady Architects.

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 42 — Finish: Sep 2006
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1148

Coquitlam

Executive Plaza Residential Development
Executive Plaza Inn Ph: (604) 687-4741 (Architect)
19-storey residential tower located at 511 Rochester includes 153 condominium units and 13 townhouses. Architect: Robert Cicozzi Architecture Inc.

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 20 — Finish: Fall 2006
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1262

Coquitlam

Great Canadian Casino Expansion
Great Canadian Casino Ph: (604) 247-3603
An expansion to the existing Great Canadian Casino facility to include a show lounge, 13,000 sq ft convention centre, as well as 300 additional slot machines.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 30 — Finish: Fall 2005
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 1011

Coquitlam

Silver Springs Neighbourhood Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Development of 650 units in townhouses and 4-storey apartment buildings at 1335 Pinetree Way. Phase 1, the Trillium, which contains 115-units in two 4-storey buildings is complete. Phase 2, Whisper Ridge townhomes, is nearing completion. The Tamarisk apartment building, is expected to complete in Summer 2005. Future phases include the Summerlin, which contains 112-units of apartments, to start in Aug 2006.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 40 — Finish: 2009
First Entry: Dec 2001 — Last Update: Jun 2005
Project ID: 784

Coquitlam

Henderson Civic Centre
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Two phase development on 8 acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr. Includes a residential tower, office building, hotel, and retail component. Phase 1, the retail mall, is complete. Phase 2, the Obelisk, is a 35-storey condominium tower containing 282-units. Construction is expected to begin by spring 2006. Additional amenities include a fitness centre, media room, multi-function room, and steam room. Architect for the Obelisk is VIA Architecture. Project Architect: Kirkor Architects & Planners. Website: www.obeliskliving.com

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 110 — Finish: May 2007
First Entry: Dec 1997 — Last Update: Jun 2005
Project ID: 178

Delta

Massey Tunnel Seismic Upgrade
BC Ministry of Transportation Ph: (604) 660-0390
Seismic upgrade to the 600 m long Massey Tunnel on Hwy 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. Project includes concrete reinforcement and river-bottom soil compaction. Several stages are underway - the seismic retrofit contract ($18.7 mil) was awarded to Kenaidan Contracting. Work on this portion will begin in Fall 2005.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 26 — Finish: Mar 2006
First Entry: Jun 2001 — Last Update: Jun 2005
Project ID: 750

Langley

Langley Seniors Village
Fraser Health Authority Ph: (604) 450-7881
120 apartments for independent seniors housing and assisted living. The new development will be located at 20366-66th Avenuee. The contract to build and operate 34 subsidized assisted living units was awarded to Retirement Concepts Seniors Services Ltd in Apr 2005.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 20 — Finish: Fall 2006
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1442

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Langley

Summerwood Residential Development
Nordel Construction Ph: (604) 576-4996
Multi-family development consisting of 102 duplexes and 4-plexes located at 199th St and 70th Ave. Website: www.summerwoodliving.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1368
Start: Apr 2004
Finish: Apr 2006
Last Update: Mar 2005

Langley

Sunridge Townhomes
Solterra Development (Sunridge) Corp. Ph: (604) 528-6010
Townhouse development to include 95, 3-storey units located on 68th Ave. Architect: Focus Architecture. Website: www.sunridgehomes.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1346
Start: Mar 2005
Finish: Apr 2006
Last Update: Mar 2005

Langley

Gateway 200 Business Park
WesGroup Income Properties LP Ph: (604) 632-1727
A business park to accommodate commercial, retail and industrial uses on a build-to-suit basis. It is located on 44 acres on 200th St between 86th and 83rd Ave. A number of sites have completed construction with one building currently under construction. Website: www.wesgroup.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1086
Start: Summer 2004
Finish: Late 2007
Last Update: Jun 2005

Langley

Willowbrook Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Three developments on 66th Ave, 68th Ave and 203rd Street. The Amberleigh, a 186-unit townhouse development and the Steeplechase, 88 townhomes, are complete. The third development of 164 townhomes, the Sagebrook, is well underway, as well as the Sage Club, a 5,000 sq ft amenity building which includes a fireplace, fitness room, outdoor pool, whirlpool spa and pool table. Architect: Ramsey Worden Architects.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 1998
Project ID: 481
Start: Summer 2002
Finish: Late 2005
Last Update: Mar 2005

New Westminster

Coopers Landing Townhomes
Bastion Development Corp. Ph: (604) 731-3500
154-unit, 3-storey townhouse development at 935 Ewen Ave to be constructed in phases. Phase 1 and 2, which each have 52-units, are currently under construction. Phase 3 will contain 50-units. Architect: Barnett Dembek Architects Inc. Website: www.cooperslanding.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1312
Start: Dec 2004
Finish: Summer 2006
Last Update: Jun 2005

New Westminster

Generations Condominiums
Embassy Development Ph: (604) 294-2251
Condominium development to include 84-units in an 18-storey building. Plans also include a lounge and guest suite. Architect: Buttjes Architecture Inc. Website: www.embassydevelopment.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1350
Start: Nov 2004
Finish: Jan 2006
Last Update: Jun 2005

New Westminster

Murano Lofts Residential Development
Aragon Group Ph: (604) 732-6170
Two 14-storey buildings containing a total of 237-units located at 1500 Keyside Dr is being built in phases. The first building, which has 85-units, is expected to complete in Summer 2005. The second building, which has 152-units including some townhouses, is also under construction and is expected to complete in Spring 2006. Additional amenities include a fitness room and guest suite. Architect: Chris Dikeakos Architect Inc. Website: www.muranolofts.com

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2004
Project ID: 1209
Start: Summer 2003
Finish: Spring 2006
Last Update: Jun 2005

New Westminster

News Living Residential Towers
Rykon Group Ph: (604) 535-1923
Two 15-storey concrete residential towers, with 6 townhomes located between them, at 813 and 833 Agnes. The west tower contains 112 units and is expected to complete in Apr 2006. The east tower contains 112 condominium units and 6 townhomes, and is expected to complete in Jun 2006. Additional amenities include a fitness facility and 330 parking stalls. Architect: Robert Ciccozzi Architecture Inc. Website: www.newsliving.com

Status: Construction started
Est. Cost ($ million): 55
First Entry: Sep 2004
Project ID: 1187
Start: Summer 2004
Finish: Jun 2006
Last Update: Jun 2005

New Westminster

Border Infrastructure Project - Highways 91A/91
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/ Queensborough bridge north interchange, $25 million for a new interchange at Howe St, and $10 million for a new interchange at 72nd Ave. The project to construct detour lanes for Howe St was awarded to Imperial Paving and is under construction. Construction on Hwy 91 in New Westminster is also underway. The tender for the 72nd Ave interchange is expected to be awarded in late 2005, for Phase 1, and late 2006 for Phase 2. On June 1, 2005, the Highway 91/91A team hosted a public open house to present a revised concept for the Queensborough Bridge North Interchange.The project team is now proceeding with detailed design of the interchange improvements with a view to starting construction in 2006. Safety improvements to the Queensborough Bridge will begin in summer 2005. Website: www.bip.gov.bc.ca

Status: Construction started
Est. Cost ($ million): 58
First Entry: Mar 2003
Project ID: 916
Start: Apr 2004
Finish: Late 2007
Last Update: Jun 2005

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New Westminster

Queensborough Landing Shopping Centre
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd St. A 132,000 sq ft Wal-Mart, a Best Buy and Home Outfitters have been completed. Plans also include various fashion and other retailers, and restaurant space.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Mar 2003
Project ID: 876
Start: Apr 2003
Finish: Fall 2005
Last Update: Mar 2005

New Westminster

Rialto Court
Aragon Group Ph: (604) 732-6170
Two residential high rise towers at 1500 and 1300 Quayside Dr. The first, a 238-unit high rise condominium tower, started construction in Mar 2003 and will complete in Jul 2005. The second tower, which is 140-units in an 18-storey building, is also under construction and is expected to complete in Jan 2006. Plans also include 1,400 sq ft of commercial space. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 2003
Project ID: 883
Start: Mar 2003
Finish: Jan 2006
Last Update: Jun 2005

New Westminster

The Point Residential Tower - 611 Carnarvon Street
ONNI Developments Ph: (604) 602-7711
Proposed 142-unit apartment high rise at 611 Carnarvon St with approx 36,000 sq ft of commercial space. Development permit has been issued.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 937
Start: Apr 2005
Finish: Fall 2006
Last Update: Jun 2005

New Westminster

Victoria Hill Community
ONNI Developments Ph: (604) 602-7711
A planned community on approx 65 acres, including two 4-storey townhomes, two 16-storey high rises, a 19- and 22-storey high rise and other lower buildings. The development will contain 1,270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Phase 1 includes a 4-storey condominium low-rise building with 72-units, six 3-storey townhomes, and 19- and 22-storey high rise buildings containing 173-units. Construction is underway on 20,000 sq ft of commercial space and two high rise towers. Phase 1 of the project will complete in Summer 2005. More phases are planned. Architect: Chris Dikeakos Architect Inc.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 838
Start: Nov 2004
Finish: 2009
Last Update: Jun 2005

New Westminster

Patullo Bridge Rehabilitation
TransLink Ph: (604) 453-4597
General repairs and seismic upgrading of the Patullo Bridge. Several general repair projects are completed, and repainting is underway in phases. Design work for seismic upgrading ($13 mil) is expected to start in late 2005 and complete by mid- to late-2006, after which construction will begin.

Status: Construction started
Est. Cost ($ million): 34
First Entry: Dec 2001
Project ID: 793
Start: Spring 2004
Finish: Summer 2007
Last Update: Jun 2005

New Westminster

Port Royal Planned Community
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3,000 residents on the eastern section of Lulu Island on a 65 acre parcel which was formerly the site of a sawmill, box plant and foundry. Construction of townhouses on the site was completed previously. Remaining 45 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. This will be a phased development over 7 to 10 years. Phase 1B, 50 townhouses and apartments, started construction in Jun 2005. Phase 1A to follow. Architect: Ramsay Worden Architects Ltd.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Sep 1997
Project ID: 93
Start: Jun 2005
Finish: 2012
Last Update: Jun 2005

North Vancouver

Lynn Valley Library and Town Centre Project
Lynn Valley Community
Ph: (604) 987-7131 (District of North Vancouver)
The project includes a new 35,000 sq ft library, with full computer and internet technology, 40,000 sq ft of commercial space, a public plaza, daycare centre and underground parking at the corner of Lynn Valley Rd and Mountain Hwy. Plans also include two residential towers. Architect: Henriquez & Partners.

Status: Construction started
Est. Cost ($ million): 34
First Entry: Jun 2004
Project ID: 1126
Start: Jun 2005
Finish: Late 2006
Last Update: Jun 2005

North Vancouver

Northwoods Business Park
GWL Realty Advisors Ltd. Ph: (604) 713-6450
24 acre business park to be constructed in four phases totalling up to 400,000 sq ft. Phase 1 is a 70,000 sq ft build-to-suit light industrial building, which is currently under construction.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1100
Start: Feb 2005
Finish: Spring 2006
Last Update: Mar 2005

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North Vancouver

Harbourside Business Park
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 ha of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1, two buildings of approx 35,000 sq ft, are completed (Van Electric Box and Suntech Optics). A private high school (Bodwell International High School) was completed in Sep 2003 with approx 63,000 sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms. Construction on the Clark Ford and Regency Nissan buildings completed in early 2005. Construction has started on the approx 80,000 sq ft Sinclair Dental Supplies building, which is expected to complete in late 2005. Phase 2, a hotel, retail development and marina, are to be developed in the future.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Jun 1998
Project ID: 422
Start: Spring 2000
Finish: Late 2005
Last Update: Mar 2005

North Vancouver

Seymour Falls Dam Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the Seymour Falls dam has completed detailed design. Project was tendered Dec 16, 2003 and awarded to Peter Kiewit and Sons Construction.

Status: Construction started
Est. Cost ($ million): 18
First Entry: Jun 1998
Project ID: 437
Start: Mar 2004
Finish: Early 2007
Last Update: Mar 2005

North Vancouver

The Pier - Mixed Use Development
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 14 individual development parcels include approx 1.16 million sq ft of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Construction is underway on Parcel 1, which includes 64,600 sq ft of commercial space in a 5-storey building. Parcel 2, which is a 142,625 sq ft building, called Premiere, with residential units above commercial space will start construction in Summer 2005. Parcel 3, a 10-storey residential high rise called Esplanade West, currently has rezoning and development permit applications under review. Parcel 4 includes a 181,700 sq ft residential high rise called The Esplanade. A development permit has been processed for Parcel 5, the Pier Hotel, which will include 110-rooms in a 7-storey building, a 10,000 sq ft conference facility, a games room, a theatre room, and a 6-lane indoor pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared to convert them to commercial space, which may proceed in 2005. Parcel 9 contains a heritage building, called The Machine Shop, and will be gifted to the City of North Vancouver for potential development as a museum and sub-sea centre. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. Also see the Lower Lonsdale and Foot of Lonsdale projects. Website: www.thepier.info

Status: Construction started
Est. Cost ($ million): 400
First Entry: Jun 1998
Project ID: 438
Start: Spring 2004
Finish: 2012
Last Update: Jun 2005

North Vancouver

Lower Lonsdale Development Plan
North Vancouver City Ph: (604) 985-7761 (North Vancovuer City)
Six block development area comprised of 15 development sites (owned mostly by the City of North Vancouver) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third St, St. George's Ave, Chesterfield Ave and Esplanade. Site 2 contains a 12-storey, 117-unit residential building named One Park Lane by the Millennium Group, which is complete. Site 3A, at 151 W. 2nd, has been sold to Seagate Properties Ltd. which started construction in Summer 2004 on Sky, a 20-storey high rise with adjacent townhomes. A number of developments are complete, e.g. the Fairmont Group's TIME development. The City will be marketing its lands over the next 5 to 10 years. Development plans for the area east of Lonsdale (Sites 9, 10, 11 and 12), consisting of 20.8 ha, were finalized in Fall 2004 and include residential towers and a waterfront area, and include the Pier Mixed Use Development which is being developed by Pinnacle International (see separate entry).

Status: Construction started
Est. Cost ($ million): 140
First Entry: Mar 1998
Project ID: 355
Start: Summer 1999
Finish: 2010
Last Update: Jun 2005

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant
Greater Vancouver Regional District Ph: (604) 432-6495
The largest water filtration plant in Canada, for the Seymour source. The conventional design-build project includes an 1,800 mL/day filtration plant, twin tunnels, 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2008. The pumping station is substantially complete. The energy recovery project has started construction. The filtration plant began construction and will finish in 2007. The Seymour shaft excavation and tunnel boring is underway with completion in late 2008. Project management services awarded to Liaicon and Associates Inc.

Status: Construction started
Est. Cost ($ million): 600
First Entry: Sep 1997
Project ID: 83
Start: Sep 2003
Finish: Late 2008
Last Update: Jun 2005

Pemberton

The Plateau Residential Development
Windridge Properties Ltd. Ph: (604) 940-8470
Residential development includes 56 single-family homes and a 29-unit, 3-storey townhouse project, named Pemberton Plateau, located at 7360 Pemberton Farm Rd East. More than fifty of the single-family homes are complete and construction on the townhouses is well underway. Architect: Gomberoff Bell Lyon Architects Group Inc. Website: www.thepembertonplateau.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1226
Start: 1999
Finish: Fall 2005
Last Update: Mar 2005

Pitt Meadows

CP Business Park
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park on the former CP Rail land to be built in 2 to 3 phases. Phase 1 is a 250,000 sq ft Western Grocers distribution centre which completed in Fall 2004.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Sep 2002
Project ID: 829
Start: Oct 2003
Finish: 2008
Last Update: Mar 2005

2. Mainland/Southwest

Pitt Meadows

Meadowtown Centre
ONNI Group of Companies Ph: (604) 602-7711
41 acre retail commercial development consisting of two phases in 19800 block of Lougheed Hwy. Phase 1: 450,000 sq ft is complete. Phase 2: 70,000 sq ft is under construction. Website: www.onni.com

Status: Construction started — Start: Jan 2003
Est. Cost ($ million): 70 — Finish: Sep 2005
First Entry: Jun 2001 — Last Update: Jun 2005
Project ID: 741

Pitt Meadows

Osprey Master Planned Community
Mosaic Homes Ltd. Ph: (604) 685-3888
Development of 456 single- and multi-family homes on the Fraser River at Bonson Rd and Fraser Industrial Way. Plans include 30,000 sq ft of commercial development, a heritage-style main street and a 23 acre waterfront park. Sawyer's Landing, which includes 67 single-family homes, is under construction and expected to complete in late 2005. Coho, 70 three-storey rowhouses, started construction in Fall 2004 and is expected to complete in Aug 2005. Shoreline, 72 two-storey townhouses, started construction in Feb 2005 and is expected to complete in Jun 2006. Website: www.mosaichomes.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 80 — Finish: 2008
First Entry: Dec 1999 — Last Update: Jun 2005
Project ID: 628

Port Moody

Heritage Woods Community Development
ParkLane Homes Ph: (604) 648-1800
A 300 acre development consisting of townhouses, duplexes and single-family homes to provide approx 1,500 residential units. Under construction are: Echo Ridge, a 66-unit, 2-storey duplex development which is expected to complete in Nov 2005; Quest townhouses, a 3-storey, 130-unit townhouse development located at 2200 Panorama Dr. expected to complete in Oct 2005; and several single family home subdivisions. Site servicing has started on Parcels 6 and 8 which will contain 290 residential units.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 60 — Finish: Fall 2009
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1163

Port Moody

Klahanie Residential Development
Polygon Homes Ltd Ph: (604) 877-1131
1,025-unit development on 27 acres including townhomes, apartments, concrete high rises, as well as commercial and recreational facilities near Rocky Point recreation area. Project will be completed in phases. Construction is underway on Phase 1, Inglenook, which are low rise condominiums. Phase 2, Indigo, is 40-units of townhouses designed by Ramsay Worden Architects Ltd. Phase 3, Salal, contains condominiums in a 4-storey building. Additional amenities include the 15,000 sq ft Canoe Club which includes two guest suites, a dance studio, a theatre, game, music, meeting and party rooms, a pool and spa, fitness facility and tennis court.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 225 — Finish: 2010
First Entry: Mar 2003 — Last Update: Jun 2005
Project ID: 385

Port Moody

NewPort Village
Bosa Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at three locations on Ungless, Guildford and Ioco Rd. Phases 1 to 5, the Elgin, Burrard Low-Rise, McNair, Caledonia, Belcarra and Sinclair are completed. Phase 7, the Sentinel, is a tower located at 290 Newport and began construction in Spring 2004, with completion expected in late Spring 2006. Phase 8, the Bentley, being developed by Appia Developments, is a 22-storey tower which is now selling.

Status: Construction started — Start: 1995
Est. Cost ($ million): 150 — Finish: Late 2007
First Entry: Dec 1997 — Last Update: Jun 2005
Project ID: 188

Port Moody

Suter Brook Development
ONNI Developments Ph: (604) 602-7711
Development on a 22 acre site at Ioco Rd and Murray St containing 1,050 to 1, 250 residential units in 7 low rises and 4 high rises, 72,000 to 95,000 sq ft of commercial space, 14,000 to 45,000 sq ft of office space, and a 60,000 to 120,000 sq ft hotel. Phase 1, which includes a luxury 4-storey condominium building, is under construction and expected to complete in Fall 2005. Architect for Phase 1 is Chris Dikeakos Architect Inc. Other phases are in planning and approvals stages. Website: www.onni.com

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 50 — Finish: 2009
First Entry: Sep 1997 — Last Update: Jun 2005
Project ID: 105

Richmond

Acqua Condominiums
Bosa Properties Inc. Ph: (604) 299-1363
Residential development on Ackroyd Road to include 175-units in a 17-storey building.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 25 — Finish: Early 2007
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1373

Richmond

Heather Greene and Granville Greene Townhouses
Adera Group of Companies Ph: (604) 270-2027
Townhouse development located at 7533 Heather St. Heather Greene consists of 55-units of 3-storey townhouses. Granville Greene consists of 31-units of 3-storey townhouses. Architect: Integra Architecture.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 25 — Finish: Aug 2005
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1247

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Richmond

Lions Park Apartments
Polygon Homes Ph: (604) 877-1131
Residential development on Garden City Rd to be constructed in three phases. Phase 1, which contains 113-units in two 4-storey buildings, completed in Spring 2004. Phase 2, which contains 116-units in two 4-storey buildings, started construction in Spring 2004 and completed in Mar 2005. Phase 3, which contains 112-units in two 4-storey buildings, started construction in Fall 2004 and is expected to complete in Feb 2006. Architect: Raymond Letkeman Architect Inc.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 36 — Finish: Feb 2006
First Entry: Dec 2004 — Last Update: Mar 2005
Project ID: 1272

Richmond

Seasons Condominiums
Polygon Homes Ph: (604) 514-9852
Three 16-storey condominium towers located on Kwantlen St and Alderbridge Way. Tower 1 contains 95-units which will complete in Spring 2006. Tower 2 contains 94-units, which will complete in Fall 2006. Tower 3 includes 100-units and has not yet started construction. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 40 — Finish: Late 2007
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1275

Richmond

Waterstone Pier Development
Legacy Park Lands Ltd. Ph: (604) 241-4441
Development to be built in three phases. Plans include three 4-storey condominium buildings for a total of 144-units, a 4-storey rental building containing 67-units, and a 4-storey athletes dormitory building, which will also contain commercial space, is in the design phase. Additional amenities include a walkway, floating dock, and gangway. Architect: Hotson Bakker Boniface Haden Architects. Website: www.waterstonepier.com

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 50 — Finish: Late 2007
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1181

Richmond

ModaLink Terminal Expansion Phase 2
ModaLink Ph: (604) 926-8631
The second phase (Phase 1 was completed in Feb 2004) expansion of the container handling yard will add another 250,000 sq ft warehouse, expand the existing 85 acre terminal yard by 13 acres, and expand the rail line between the warehouses. Phase 2 is the Western Express Building.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 20 — Finish: Aug 2005
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1112

Richmond

Riverport Residential Development
Legacy Park Lands Ltd. Ph: (604) 241-0700
Residential development includes 185 condo units, 55 rental apartments and a dormitory building, in a total of 4 buildings, on the Fraser River next to the Riverport sports and entertainment complex. Amenities include a marina, waterfront plazas and public recreational walkways. Architect: Hotson Bakker Architects.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 40 — Finish: 2006
First Entry: Dec 2003 — Last Update: Mar 2005
Project ID: 1031

Richmond

River Rock Casino Resort
Great Canadian Casino Co. Ph: (604) 276-4000 (Richmond City)
Conversion of the vacant Bridgepoint market into a 70,000 sq ft casino at 8811 River Rd with approx 950 slot machines and 78 gambling tables, a hotel and other entertainment facilities. Included will be two towers containing a 222-suite hotel with a health club, spa and swimming pools, conference centre, 1,000-seat theatre, retail and restaurant complex, spa, and a marina. The casino and theatre are complete. The hotel and administrative areas are expected to complete in Summer 2005. Architect: Randy Knill Architect Ltd.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 150 — Finish: Fall 2006
First Entry: Mar 2003 — Last Update: Jun 2005
Project ID: 877

Richmond

Imperial Landing
ONNI Developments Ph: (604) 602-7711
Development at 4320 Moncton St includes retail space (approx 30 to 50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45,000 to 55,000 sq ft) and 700-units in a mix of townhomes, condominiums and single-family homes on approx 21 ha. The waterfront park and boardwalk are completed. Construction of The Village, 225 condominium units in five 4-storey buildings, began in Spring 2004 and is expected to complete in Nov 2005. Four of the five buildings have been completed, and the fifth building, which includes some retail space, is under construction. Architect for The Village is Killic Metz Bowen Rose Architect. A fourth area, the Maritime mixed-use area by the water, is in the design stage and under review for permitting.

Status: Construction started — Start: Sep 2002
Est. Cost ($ million): 200 — Finish: 2007
First Entry: Sep 2001 — Last Update: Mar 2005
Project ID: 769

Richmond

Riverside Business Park
Opus Building Canada Inc. Ph: (604) 948-0023
20 acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes a 138,000 sq ft self-storage building. Opus completed the 23,000 sq ft Today Trading facility. Arkon Technologies completed a 26,000 sq ft research and development facility. A 70,000 sq ft, multi-tenant building is complete. Nathan Allen Glass has completed their office and manufacturing facility. KNP Headwear completed construction of a 25,000 sq ft building in Spring 2004, on lot 15. Opus completed the Grand Ballroom, a 14,500 sq ft building, in Sep 2004. Canadian Phytopharmaceuticals finished construction on their building in Feb 2005. The remaining two lots can accommodate 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Construction started — Start: Aug 2002
Est. Cost ($ million): 40 — Finish: 2007
First Entry: Dec 2000 — Last Update: Mar 2005
Project ID: 707

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Richmond

Vancouver International Airport Expansion
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of the first building of west chevron started late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Plans also include $300 million toward construction of the RAV Line at the airport, and a $125 million Link building to complete in 2007 as an entry point from the RAV terminal. Consultation forums were held in Apr 2005 regarding the 2007 - 2027 Master Plan. Website: www yvr.ca

Status: Construction started
Est. Cost ($ million): 1775
First Entry: Jun 1999
Project ID: 578
Start: Apr 2000
Finish: 2010
Last Update: Jun 2005

Richmond

Aberdeen Mall Expansion and Hotel
Fairchild Property Group Ph: (604) 631-1000 (Construction Manager)
New mall at Cambie Rd and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2,220 parking spaces. The mall and 5-storey parkade completed in late 2003. Development permit has been approved for a 114-unit condominium building. Architect: Bing Thom Architects Inc.Construction Manager: Dominion Construction.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 115
Start: Fall 2002
Finish: 2006
Last Update: Jun 2005

Richmond

Hamptons Park Residential Development
Cressey Development Corp. Ph: (604) 683-1256
Development to include 410 apartment units on Garden City Rd. Phase 1 (The Hamptons: 97 condominium units and 2 townhomes) located at 6388 Alder St, is complete. Phases 3 (30-units) and 4 (19-units): located at 6300 Alder St completed in Apr 2002. The Katsura residential tower completed in Feb 2005 and the Sequoia tower completed in Mar 2005. The Magnolia, a 16-storey, 110-unit building, began construction in Summer 2004 and is expected to complete in Spring 2006. The 18-storey Casuarina, containing 103 apartments and 69 townhouses, is the final tower and started construction in Fall 2004. Additional amenities include two clubhouses, each containing a pool, steam room, sauna, lounge, outdoor fireplace and barbecue. Plans also include Park Homes at Hamptons Park, which are a total of approx 70-units of concrete townhouses. 44 townhouses will be located between Sequoia and Katsura, and approx 25-units of townhouses will be located between Magnolia and Casurina. Website: www.hamptonspark.com

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 110
Start: Summer 1999
Finish: Feb 2006
Last Update: Mar 2005

Squamish

The Spectacle at Highland Village
Westmana Development Corp. Ph: (604) 687-7066
Project includes 72 condominiums in a 4-storey building located at 40437 Tantalus Rd, with 18,500 sq ft of commercial space on the bottom floor, as well as a fitness centre, games room and a 3,000 sq ft roof garden. The contractor is Ventana Construction. Architect: Studio One Architecture. Website: www.SpectacleHomes.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1186
Start: Jul 2004
Finish: Dec 2005
Last Update: Jun 2005

Squamish

Sea-to-Sky University at Squamish
Howe Sound Education Foundation Ph: (604) 898-5535
Undergraduate university on 283 acre site near the Garibaldi Highlands. Campus includes academic buildings, student and faculty housing, and cultural, recreational and commercial facilities. Main construction on the $3.5 million, 197 m bridge over the Mashiter Creek was completed in late Spring 2005. Campus construction began in Spring 2005 and complete in time for a Sep 2007 opening. Plans include 960-units of market housing, called University Heights. Phase 1 of the market-housing could include 135 single- and semi-detached lots and multi-family parcels - First Cambridge Capital Inc. will develop and own the first parcel of 19 ha. Architects: Hotson Bakker Architects/Ramsay Worden Architects.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Sep 2000
Project ID: 694
Start: Mar 2004
Finish: 2008
Last Update: Jun 2005

Squamish

Garibaldi Springs Golf & Country Club
Newport Ridge Golf Ltd./Townline Properties Ph: (604) 925-8928
A golf course, clubhouse and 140-unit hotel plus 600 townhouses and detached houses and 15,000 sq ft of commercial space. The 18-hole golf course and Phase 1 townhouses are complete. Phase 2, 60 townhouses, will complete in Jul 2005. The hotel will start construction in Aug 2005.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 122
Start: Jun 2003
Finish: Spring 2006
Last Update: Jun 2005

Steveston

London Landing Residential Development
London Landing Development Corp
Ph: (604) 736-1156 (Gomberoff Bell Lyon)
Residential development on a 10.5 acre site at the south end of No. 2 Rd. Phases 1 to 4, which include single-detached homes and townhouses, are complete. Phase 5, which is a 5-storey mixed-use condominium, is currently under construction. Architect for Phases 1 to 5 is Gomberoff Bell Lyon Architects Group. Phase 7, a 14-unit condominium building, is under construction and expected to complete in early 2006. Architect for Phases 6 and 7 is Patrick Cotter Architect Inc. Plans also include a small commercial area, which will include a bakery, supermarket, bank and restaurant.

Status: Construction started
Est. Cost ($ million): 38
First Entry: Jun 2005
Project ID: 1403
Start: 2000
Finish: Early 2006
Last Update: Jun 2005

Surrey

South Surrey Seniors Village
Fraser Health Authority Ph: (604) 662-4969
A seniors care centre on a 2.3-acre site on the corner of 152nd Street and 32nd Avenue, to include 85 new residential care beds and 42 new assisted living units. The contract to build and operate the facility was awarded to Retirement Concepts Services Ltd.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 22 — Finish: Fall 2006
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1445

Surrey

Central City Neighbourhood
Jung Ventures Ltd. Ph: (604) 582-8865
Condominium development to include five 36-storey residential towers in 1400 units at King George Hwy and Old Yale Rd. Project will occupy 1.3 million sq ft of residential space and include 147,500 sq ft of commercial space. Phase 1 will be a 36-storey, 340-unit tower called Infinity, as well as two small commercial units. Phase 1 sold out in seven hours and started construction in Jun 2005. Phase 2, a second tower named Infinity 2, will be offered for sale in Jul 2005. The Optima tower, to be built by IHI International Hi-Tech Industries Inc in the Central City Neighbourhood, is expected to go into pre-sales in summer/fall 2005. Architect for the Infinity towers: Davidson Yuen Simpson Architects. Website: www.centralcity2005.com

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 350 — Finish: 2009
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1290

Surrey

Encore at Hillcrest Townhouses
Hillcrest Ventures Ltd. Ph: (604) 591-4441 (City of Surrey)
Development to include 198-units of 3-storey townhouses at 18701 - 66th Ave. Project will be developed in phases. Phases 1 - 4 are complete. Phase 5 will complete in Aug 2005. Phase 6 will complete in Oct 2005. The remaining phases will complete by Summer 2006. Additional amenities include the Hillcrest club building, which includes a lounge, guest suite, fitness centre, and business conference room. Website: www.encoreathillcrest.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 30 — Finish: Summer 2006
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1292

Surrey

Payal Business Centre
Mainland Demo Contracting Ltd. Ph: (604) 591-4441 (City of Surrey)
Commercial development at 12905 80 Ave to include 25,053 sq m in 10 buildings. Project will be constructed in 4 phases. Phase 1 is complete and Phase 2, which includes a banquet hall development, is currently under construction.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 50 — Finish: 2008
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1323

Surrey

Residential Development - 10499 134th Street
Kerkhoff Construction (Owners Rep) Ph: (604) 824-4122
Proposed residential development to include two 4-storey buildings containing 140-units, and a high rise. First low rise will contain 72-units and the second will contain 68. The high rise apartment building will proceed at a future date. Architect: Focus Architecture Inc.

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 27 — Finish: Spring 2006
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1326

Surrey

Sunberry Court Townhouses
Solterra Development (Sunberry) Corp. Ph: (604) 528-6010
Proposed townhouse development to include 93, 3-storey units at 192nd St and 65th Ave in the Southlands community. Project will be built in four phases. Excavation is currently underway. Website: www.sunberrycourt.com

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 20 — Finish: 2008
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1345

Surrey

Bacara Townhouses
Bogner Developments Ph: (604) 278-3378
96-unit, 3-storey townhouse development to be located at 18850 72nd Ave. Architect: Rositch Hemphill Architects.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1257

Surrey

Panorama Place Residential Development
Polygon Homes Ph: (604) 877-1131
Townhouse development located at 152nd and 64th Ave. Brooklands contains 259-units of 3-storey townhouses, Gillis Walk contains 57 senior's-oriented, 2-storey townhouses, and Uplands contains 124-units of 3-storey townhouses. Additional amenities include the 10,000 sq ft Panorama Club (completed), which contains a spa, outdoor pool, fitness studio, billiards lounge, library, floor hockey arena, and 2 guest suites. Architect: Gomberoff Bell Lyon Architects Group Inc. The final phase of Brooklands is in pre-sales.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 55 — Finish: Late 2007
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1274

Surrey

North Surrey Auto Mall
Jim Pattison Auto Group Ph: (250) 386-3516
A proposed destination auto mall on an 18.8 acre site between Guildford Dr and the TransCanada Hwy. Mall will have 7 dealerships, including a Toyota, Hyundai and Volvo dealership. The first dealership has started construction. Others are planned to start in Sep/Oct 2005 and Feb 2006.

Status: Construction started — Start: Jul 2005
Est. Cost ($ million): 75 — Finish: Fall 2006
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1191

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Surrey

Panorama Ridge Secondary School
School District 36 (Surrey) Ph: (604) 596-7733
A new high school in Surrey will be built on the former Surrey Traditional School site and have the capacity for 1,100 students. Site preparation is currently underway.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1189
Start: Nov 2004
Finish: May 2006
Last Update: Jun 2005

Surrey

Solay Townhouses
Adera Development Corp. Ph: (604) 684-8277
175-units of 3-storey townhouses located at 15168 - 36th Ave. Additional amenities include a 2-storey recreation centre, outdoor pool, and fitness centre. Architect: Integra Architecture.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1167
Start: Feb 2004
Finish: Sep 2005
Last Update: Jun 2005

Surrey

Terrane Townhouses
Lakewood Group Developments Ltd. Ph: (604) 590-8444
Townhouse development at Scott Road and 68th Ave, 191 units in 4-storey buildings. Plans also include a 5,000 sq ft amenity building. Website: www.lakewood.ca

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2004
Project ID: 1215
Start: Summer 2003
Finish: Spring 2006
Last Update: Jun 2005

Surrey

Fraser River Port Expansion
Fraser Surrey Docks Ltd./Fraser Port/IDC Distribution Services Ltd.
Ph: (604) 524-6655
Upgrade and expansion to the Fraser Surrey Docks. Phase 1 will increase capacity to 415,000 TEUs, includes purchasing two new 55 m gantry cranes, for a total of five, completed in Apr 2005. Intermodal facilities are completed. Rebuilding of the container yard ($12 mil) will commence in early 2006. Website: www.fraserportauthority.com

Status: Construction started
Est. Cost ($ million): 190
First Entry: Jun 2004
Project ID: 1107
Start: Summer 2004
Finish: 2011
Last Update: Jun 2005

Surrey

Simon Fraser University - Surrey Campus
Simon Fraser University Ph: (604) 291-3394
New SFU campus is being built in Surrey by outfitting and occupying part of a 25-storey office tower (Central City building), which was previously meant to house ICBC and the Technical University of BC. Project will be completed in phases. Phase 1A, outfitting two floors, finished construction in Aug 2004. Phase 1B, which consists of 125,000 net sq ft including the podium, galleria and mezzanine (which consists of the library, bookstore, theatre and some classrooms), has gone to tender. Phase 2, which consists of constructing office, classroom and lab space on the fourth and fifth floor of the galleria (approx 40,000 sq ft), is in the programming stage.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Jun 2004
Project ID: 1109
Start: Spring 2004
Finish: Sep 2007
Last Update: Mar 2005

Surrey

Fraser Downs Casino and Entertainment Complex
Orangeville Raceways Ph: (604) 576-9141
Slots casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale. 400 slot machines have been installed into a temporary facility while the new facility is being built.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 943
Start: Spring 2004
Finish: Sep 2005
Last Update: Jun 2005

Surrey

Border Infrastructure Project - Highway 10
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Hwy 10 to four-lane the segment between 122nd and 172nd St. Design contract for Hwy 10 was awarded to the UMA Group. Pre-load underway and King George Highway intersection construction started in Jun 2005. Website: www.bip.gov.bc.ca

Status: Construction started
Est. Cost ($ million): 42
First Entry: Mar 2003
Project ID: 917
Start: Jun 2005
Finish: Late 2007
Last Update: Jun 2005

Surrey

Campbell Heights Business Park
Campbell Heights Group Ph: (604) 687-1520
Project comprises approx 798 ha (1,971 acres) of land located south of 44 Ave, east of 186 St, north of 18 Ave and west of the Surrey/Langley border (196 St). The plan includes high-technology, research, office and business park uses. Construction on Corporate Images' 200,000 sq ft building completed in Mar 2005. Two buildings started construction in early 2005, and a third building started construction Mar 2005.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2002
Project ID: 831
Start: Summer 2004
Finish: 2009
Last Update: Mar 2005

Surrey

Elim Village Seniors Housing Development
Elim Housing Society Ph: (604) 930-2475
Ten structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on a 28 acre site in the 9000 block of 160th St. Phase 1: 14 duplexes and a 42-unit apartment building are completed. 18 duplexes and 2 apartment buildings (49- and 42-units) are completed. 22 townhomes completed in Jul 2003. A 109-unit assisted-living complex, called The Emerald, began construction in Jun 2004 and is expected to complete in Jul 2005. Two independent living buildings, of 45- and 25-units, are expected to begin construction by Sep 2005. Additional phases will be developed over the next 4 years. Architect: OCA Architects.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Jun 1999
Project ID: 567
Start: Sep 2000
Finish: 2007
Last Update: Mar 2005

Surrey

Charlton Park Residential Development
ONNI Group of Companies Ph: (604) 602-7711
Residential development at 10231 - 154th St includes three 4-storey buildings to be built over a shared parkade and amenity building. Building A will include 121 residential units, and commercial space. Building B will include 85-units, and Building C will include 127-units and commercial space. Combined commercial space of Buildings A and C will be 17,000 sq ft.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Sep 1998
Project ID: 458
Start: Apr 2005
Finish: 2008
Last Update: Jun 2005

Surrey

104 Avenue Centre
Donald Pitt Ph: (604) 736-4847 (Construction Manager)
254,000 sq ft commercial development on a 6 ha site at 104th Ave between 140th and 144th Streets. Project was started as a shopping mall (known as the Asian Centre) but placed on hold in 1999. It is now being redeveloped by a new owner partly as office space. Main construction is nearly complete, with remodelling and tenant improvements still underway.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 128
Start: Late 2003
Finish: Late 2005
Last Update: Mar 2005

Surrey

Guildford Park Place
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Residential development to be constructed in phases. Phase 1, the Stanley, is complete. Construction is complete on Phase 2, which consists of the Chatsworth Gardens condos and Hampstead Mews townhouses as of Jun 2005. Phase 3 started construction in Jun 2005 which is four 15-storey structures - 2 apartment buildings and two townhouse buildings - totaling 187,000 sq ft. Architect: Kirkor Architects & Planners. Website: www.guildfordparkliving.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 199
Start: Spring 2003
Finish: Oct 2006
Last Update: Jun 2005

Vancouver

CP Rail Phase 1 Capacity Expansion
Canadian Pacific Rail Ph: (250) 319-7591
Proposed capacity expansion to increase freight deliveries to the Port of Vancouver. Plans include twinning the CP mainline in key mountain areas, and building additional or expanded sidings and staging tracks. A larger, $500 million expansion is also being considered. Capital cost and start date is estimated for BC portion. The first of 25 projects completed in Jun 2005 - an 8,500-foot-long track at CPR's Coquitlam yard.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Jun 2005
Project ID: 1398
Start: Spring 2005
Finish: Early 2006
Last Update: Jun 2005

Vancouver

The Rise Development
Grosvenor International Canada Inc. Ph: (604) 683-1141
Mixed use development at Cambie St + W. 8th Ave to include 92-units of townhouses above 3-storeys and approx 200,000 sq ft of retail space. Architect: Nigel Baldwin Architects.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Jun 2005
Project ID: 1393
Start: Spring 2005
Finish: Summer 2007
Last Update: Jun 2005

Vancouver

Vandusen Garden Renovation Project
Vandusen Botanical Garden Ph: (604) 257-8661
Renovation project to include a redesigned entrance, expanded gift shop, and doubling the size of the Floral Hall to create a 25-seat conference facility. Plans also include a new 7,000 sq ft garden pavilion which will contain a 450-seat hall, two classrooms and exhibit space. Work is currently underway on the Phyllis Bentall water garden. Architect: Downs Archambault & Partners

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1400
Start: Spring 2005
Finish: 2010
Last Update: Jun 2005

Vancouver

Cielo Condominiums
Delta Land Ph: (604) 678-9220
30-storey, 140-unit residential development located at 1205 W. Hastings. Additional amenities include fitness facilities and commercial space on the ground floor, to include a grocery store. Architect: Archibault & Downs. Website: www.cielosoon.com

Status: Construction started
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1302
Start: Feb 2005
Finish: Late 2006
Last Update: Mar 2005

Vancouver

Langara College Expansion
Langara College Ph: (604) 323-5611
Development of 7,700 sq m to include a new library and classroom building, a parkade, and 2,300 sq m of renovations to the old library to create classrooms, computer labs, offices and meeting space.

Status: Construction started
Est. Cost ($ million): 39
First Entry: Mar 2005
Project ID: 1355
Start: Jun 2005
Finish: Jan 2007
Last Update: Jun 2005

Vancouver

Silver Sea Residential Development
Concord Pacific Ph: (604) 681-8882
A 9-storey, 31-unit residential development close to the Granville Bridge. Architect: Busby Perkins & Will Ltd.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1301
Start: Summer 2004
Finish: 2007
Last Update: Mar 2005

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Vancouver

Cooper's Quay Residential Development
Concord Pacific Ph: (604) 681-8882
Residential development at 900 Pacific Blvd on False Creeks North Shore to include 600 residential units east from Cambie Bridge to BC Place. Plans include a mixture of 5 low and high rise buildings to contain condominiums, townhouses and lofts. Phase 1, Coopers Lookout, is a 30-storey, 221-unit concrete condominium and townhouse project which is currently under construction. Architect is Hancock Bruckner Eng & Wright. Additional amenities include the 14,000 sq ft Esprit City Club which will include a bowling alley, 60 ft lap pool, video theatre, fitness centre, and yoga-Pilates studio. Phase 2 is called Coopers Pointe. Project is expected to create 1,700 person years of employment. Website: www.cooperslookout.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 500 — Finish: Fall 2007
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1276

Vancouver

Elan Condominiums
Cressey Development Corp. Ph: (604) 683-1256
The project is a 30-storey high rise containing 229 condominiums and townhouses located at Seymour and Drake. Architect: Paul Merrick Architects Ltd.

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 80 — Finish: Fall 2006
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1249

Vancouver

Pomaria Residential Development
Qualex-Landmark Ph: (604) 685-0111
A proposed 30-storey condominium and townhouse development on Howe St at Beach Ave. Project will contain 112 condominiums and 26 townhouses. Architect: Rafii Architects Inc.Construction Manager: Intertech Construction. Website: www.pomaria.com

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 25 — Finish: Feb 2007
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1282

Vancouver

L'Hermitage en Ville Condominium Tower
Millennium Development Corporation Ph: (604) 688-2300
A 29-storey condominium tower located at the corner of Robson and Richards contain 233 residential units, 29 hotel units and a walkway to the adjacent Westin Grande hotel. Plans also include 52,000 sq ft of retail space on two levels, including a grocer, and 46 self-contained units of non-market housing in a 6-storey building on the site of the Passlin Hotel at 746 Richards St. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 50 — Finish: Fall 2006
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1193

Vancouver

Montreux Artist Residences
Bastion Development Corp. Ph: (604) 731-3500
89-unit, 9-storey condominium development and 11 commercial spaces, located at 2055 Yukon. Architect: Hancock Bruckner Eng & Wright. Website: www.montreux.living.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Nov 2005
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1216

Vancouver

Qube Condominiums
Anthem Properties Ph: (604) 689-3040
Renovation of an existing building at 1333 W. Georgia St (Westcoast Energy Building) to include 180 condominiums in a 15-storey building. The lobby occupies the first three storeys, and the condos are on the twelve storeys above. Project includes a complete replacement of the building exterior and window system. Architect: Musson Cattell Mackey Partnership. Website: www.qubeliving.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1180

Vancouver

Tribeca Lofts
Chandler Development Group Ph: (604) 692-0111
53 lofts and townhouses in an 8-storey building located at 988 Richards near the corner of Nelson St. Plans also include a 2,500 sq ft courtyard. Architect: Hancock Bruckner Eng & Wright. Website: www.tribecaloftsyaletown.com

Status: Construction started — Start: Jan 2005
Est. Cost ($ million): 20 — Finish: Feb 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1208

Vancouver

UNO Residential and Commercial Development
Intracorp Developments Ph: (604) 801-7000
An 11-storey apartment building with 110-units and 3-storey townhouses at the corner of 11th and Kingsway. The project also includes 7,000 sq ft of retail space occupied by an Oni One store. Architect: Busby & Associates. Website: www.unoliving.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Oct 2005
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1165

Vancouver

Freesia Condominium Development
Magellen Developments (20/20) Inc. Ph: (604) 228-2020
Development of a 19-storey (132,000 sq ft), 185-unit concrete condominium building located at 1082 Seymour. Architect: Lawrence Doyle Architects. Website: www.freesialiving.com

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 52 — Finish: Summer 2006
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1147

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Vancouver

Grosvenor Retail and Residential Development - 485 West Eight Avenue
Grosvenor Canada Ltd. Ph: (604) 683-1141
A combined retail and residential complex at 455 W. 8th Ave. Project includes 91 live-work units above 210,000 sq ft of commercial and retail space. Two of the major tenants include Save-On Foods and Winners.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1053

Vancouver

Koret Lofts
Worthington Properties Inc. Ph: (604) 899-6063
A 6-storey, 118-unit condominium building located at 55 E. Cordova St. Project is a renovation of an existing heritage building. Website: www.koretlofts.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 40 — Finish: Nov 2005
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1118

Vancouver

Olive Condominiums
Cressey Development Corp. Ph: (604) 683-1256
A proposed condominium at the corner of Cambie and 16th Ave. Plans include a 20,000 sq ft Capers Community Market on the ground floor, which is scheduled to open late 2005.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 50 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1121

Vancouver

Shangri-La Hotel and Development
Shangri-La Hotels and Resorts/Westbank Projects/Peterson Investment Group Ph: (604) 873-4333 (Architect)
A 60-storey, 642 ft high commercial and residential tower at 1120 Georgia St will be the tallest building in Vancouver. First 15 floors will be occupied by a 120-room luxury Shangri-La hotel and Urban Fare store. Additional amenities in the hotel include a 5,500 sq ft fitness centre, 6,500 sq ft spa, large swimming pool, three restaurants, business centre, library, multi-media screening room, Vancouver Art Gallery Public Art Site and outdoor pool. Floors 16 to 42 will include 227 live-work units, floors 43-59 will have 66 estate suites, and the 60th floor will be a penthouse. Architect: James K. M. Cheng Architects Inc. Website: www.livingshangri-la.com

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 350 — Finish: Feb 2008
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1138

Vancouver

Skyline on Broadway
Leeda Developments Group/First Western Developments Ltd. Ph: (604) 737-1623
A 10-storey concrete condominium building containing 44-units located at 1125 W. Broadway. Architect: W.T. Leung Architects. Website: www.skylinecondos.ca

Status Construction started — Start: Early 2005
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID. 1127

Vancouver

TransLink Transit Centre
TransLink Ph: (604) 261-8607
Relocation of TransLink's transit centre to a 17 acre property know as the Eburne lands at 9149 Hudson St to include a new facility for bus maintenance and storage.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 66 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1136

Vancouver

Virtu Residential Development
Amacon Ph: (604) 602-7700
11-storey, 63-unit boutique residential development, including 6 townhomes, located at 1650 W. 7th Ave. Additional amenities include a gallery, studio, lounge and fitness facilities. Architect: Larry Doyle Architects. Website: www.virtu.ca

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1142

Vancouver

1082 Seymour Street Mixed Use Tower
EL & EL Investments Ph: (604) 733-3100 (Architect)
A 19-storey, 181-unit mixed use tower completed review with the Urban Design Panel. Development permit and building permit have been approved, and construction is underway. Architect: Lawrence Doyle Architects.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 25 — Finish: Summer 2006
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1096

Vancouver

1205 West Hastings Residential/Commercial Tower
Delta Land Development Ltd. Ph: (604) 685-6312 (Architect)
A 26,000 sq ft Urban Fare grocery store is proposed to be built at 1205 W. Hastings as part of a 30-storey residential tower, which includes 4 live-work townhouses and 136 condo units. Architect: Downs Archambault & Partners Architects.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Mar 2004 — Last Update: Dec 2004
Project ID: 1067

Vancouver

1900 West Georgia (901 Alberni) Residential Tower
Prima Properties Ltd. Ph: (604) 683-4131 (Architect)
22-storey, 76-unit residential tower to be located at 1900 W. Georgia. Development permit was issued on Oct 22, 2004, and building permit has been approved. Architect: Merrick Architecture.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 30 — Finish: Summer 2006
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1095

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2. Mainland/Southwest

Vancouver

1455 Howe Street Live/Work Tower and Townhouses
Qualex Landmark Ph: (604) 731-9053
A proposed live/work 30-storey tower with adjacent townhouses located at 1455 Howe St. Architect: Brook Development Planning Inc.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 25 — Finish: Late 2007
First Entry: Dec 2003 — Last Update: Jun 2005
Project ID: 1042

Vancouver

728 Pacific Boulevard Residential Towers
Concord Pacific Ph: (604) 895-8249
The next neighbourhood to be developed in the North False Creek Area is adjacent to the Plaza of Nations. Plans include residential towers at 728 Pacific Blvd. Project was approved by the Urban Design Panel. Architect: James K. M. Cheng Architects Inc.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Dec 2003 — Last Update: Mar 2005
Project ID: 1050

Vancouver

1255 Seymour Street Residential Tower
Cressey Seymour Development Ltd. Ph: (604) 683-1256
Proposed 34-storey residential tower with a 4.5-storey townhouse plinth; to preserve and renovate the existing Liberty Building (1295 Seymour St). Development permit was approved in Mar 2005. Architect: Paul Merrick Architects Ltd.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 55 — Finish: Late 2006
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 1019

Vancouver

Bentley Condominium Tower
Polygon Homes Ph: 604) 683-4376 (Architect)
A 25-storey, 150-unit condominium complex at 1001 Homer. Architect: Hancock Bruckner Eng & Wright. Project Manager: Intertech Construction.

Status: Construction started — Start: Jul 2003
Est. Cost ($ million): 30 — Finish: Aug 2005
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 980

Vancouver

Beulah Gardens - 2075 Cassiar Street
L.P.A. Development & Marketing Ltd. Ph: (604) 736-5546
299-units of housing for seniors to be developed in three phases. Building A, with 96-units at the east side of the site, is under construction and expected to complete in Nov 2005. Building B will have 89-units at the centre of the site, and Building C will have 188-units along Rupert St. Project includes 130 underground parking spaces. Architect: Hulbert Group.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 38 — Finish: 2008
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 988

Vancouver

King Edward Village - Kingsway and Knight Street
Tri-Power Developments Inc. Ph: (604) 669-6002 (Architect)
Development at 1402 to 1436 Kingsway and 4050 Knight St (the old Safeway site) will provide 330-units included in four residential buildings of 16-, 12-, 8- and 6-storeys, and 10 townhomes. The commercial portion of the development will include 114,360 sq ft for a grocery store and at least one other anchor tenant. In addition, a 7,436 sq ft library will be built. Phase 1, 5- and 12-storey buildings with 206-units and 9 townhouses and a 280 underground parkade, began construction in Fall 2004. Architect: Rositch Hemphill & Associates. Website: www.kingedwardvillage.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 25 — Finish: Summer 2007
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 984

Vancouver

Robson & Richards - 488 Robson Street
H. Tjoa Ph: (604) 913-8303
A 17-storey high-rise residential building located at 488 Robson St. The building will include 92 residential units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 25 — Finish: Spring 2006
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 1017

Vancouver

The Hudson - 610 Granville Street
WFC & MDC Development Corp. Ph: (604) 694-1610
A 35-storey mixed-use retail, office, and live-work residential building with a total of 404 dwelling units, and seven levels of underground parking. The project includes the retention of two heritage building facades. Website: www.hudson610.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 50 — Finish: Summer 2006
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 986

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Vancouver

UBC - University Town

University of British Columbia/Private Developers Ph: (604) 822-6400

Eight neighbourhoods are currently being planned for the UBC Endowment Lands. Two neighbourhoods are under construction: Mid-Campus (Hawthorn Place) and Theological (Chancellor Place) neighbourhoods. A number of developments have completed construction. Mid-Campus developments under construction include: Logan Lane, which contains 61 townhomes in five 2-storey buildings - completion expected in Aug 2005. Reflections, a 4-storey, 77-unit condominium building which started in Summer 2004 and is expected to be completed in Dec 2005. North of Mid-Campus are the Marine Towers: a five storey, 65 unit building; and a nineteen storey, 151 unit tower on Southwest Marine Drive expected to complete construction in Sep 2005. Somerset, an 18-home duplex project is under construction and expected to complete in Sep 2005, and Promontory, an 18-storey, 95-unit apartment project by Polygon Homes, is expected to complete in summer 2005. The Theological/ Chancellor Neighbourhood has several market housing developments under construction. ESSE Garden Homes contains 23 garden flats and townhomes and is ready for occupancy in Jun 2005. Chancellor Hall, which contains 45 apartments and 10 townhouses and is expected to complete Summer 2005, and Argyll House East and West, which contain 84 apartments and townhouses and is expected to complete in Oct and Dec 2005. Folio at Chancellor Place is a 58-unit, 4-storey wood-frame development is expected to complete in Summer 2006. The Corus is a proposed 14 storey residential tower by Bastion Development Corporation - development permit is approved. The $100 million, 7.2 ha Boulevard Neighbourhood project concluded the architectural competition. The winning team is Moore Ruble Yudell Architects and Planners (Santa Monica, CA) with Hughes Condon Marler: Architects (Vancouver, BC). The neighbourhood plan for the East Campus Neighbourhood has received approval-in-principle. Planning has not begun on the Thunderbird and Gage South neighbourhoods. The North and South Campus neighbourhoods are in the planning and consultation process. Liberta - West Point Grey at 2780 Acadia St, which includes 40 townhouses and fourteen 3-level duplex homes completed in spring 2005. Galleria is a condominium and townhouse development by Orca West Developments Ltd located on UBC endowment lands. It includes 95-units in four 4-storey buildings, which are expected to complete in Fall 2006. A fifth building with 45-units may also be developed in the future. Website: www.universitytown.ubc.ca

Status: Construction started
Est. Cost ($ million): 350
First Entry: Sep 2003
Project ID: 1008

Start: 1999
Finish: Summer 2015
Last Update: Jun 2005

Vancouver

Beach Crescent Neighbourhood - False Creek North Shore

Concord Pacific Ph: (604) 899-8800

As part of Concord Pacific's North Shore Development, the Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low rise buildings. The neighbourhood will include a marina, childcare facility and 10 acres of parkland. Construction is complete on West One, which has 38-storeys, the Waterford, located at 1499 Homer, and Azura 1 and 2. Kings Landing is under construction, at the 600 block of Beach, and consists of two 22-storey towers, to include 120 condominiums and townhomes. It will be complete in Nov 2005. Parkwest Tower 1 in the 600 block of Beach Cres, a 31-storey tower with 250 units, completed in Feb 2005. Parkwest Tower 2, in the 700 Block of Beach Cres, is a 31-storey tower with 250 units, is completed. The Aqua at the Park, located in the 1400 block of Seymour, is expected to be complete in Nov 2005, and will consist of 26-storeys and 187-units. The two towers named Icon (11- and 16-storeys) began excavation in Spring 2004 and are expected to complete in Spring 2006. Two additional towers, named The Max and Max 2, are being built between Icon and the waterfront, with completion expected in Sep 2005. A proposed 20-storey waterfront tower, with a unique curved design, is expected to start construction by Fall 2005 and complete by early 2007. Additional amenities will include an indoor-outdoor pool, fitness facilities and a media room. Arthur Erickson is the architect for this tower.

Status: Construction started
Est. Cost ($ million): 3000
First Entry: Jun 2003
Project ID: 951

Start: 2002
Finish: Early 2007
Last Update: Jun 2005

Vancouver

Border Infrastructure Project - Highway 15

BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941

A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Hwy 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. Several portions of the work are complete and public consultation occurred in May 2005 on the work planned to start in summer 2005. The twinning of the Roger Pierlet Bridge, a two-lane structure, started in Nov 2004 and is expected to complete in Jul 2006. Website: www.bip.gov.bc.ca

Status: Construction started
Est. Cost ($ million): 80
First Entry: Mar 2003
Project ID: 915

Start: Nov 2004
Finish: Late 2006
Last Update: Jun 2005

Vancouver

Port of Vancouver Centerm and Vanterm Expansion Project

Vancouver Port Authority Ph: (604) 665-9337

The Port of Vancouver will add an extra 425,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity of 1.97 million TEUs in 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 600,000 TEUs - construction completed. Centerm will have its current capacity increased from 340,000 to 720,000 TEUs to complete by 2007. See separate entry for Roberts Bank Container Terminal 2 and Deltaport Expansion (Delta). Website: www.portvancouver.com

Status: Construction started
Est. Cost ($ million): 208
First Entry: Mar 2003
Project ID: 874

Start: Jun 2003
Finish: 2008
Last Update: Jun 2005

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2. Mainland/Southwest

Vancouver

Taylor Residential Tower
Pinnacle International Development Corp.
Ph: (604) 683-4376 (Architect)
26-storey residential tower containing 233-units and 22 townhomes located at 550 Taylor St. Contractor is Mondiale Developments Ltd. Architect: Hancock Bruckner Eng & Wright Architects. Website: www.thetaylor.net

Status: Construction started
Est. Cost ($ million): 25
First Entry: Mar 2003
Project ID: 902
Start: October 2003
Finish: Summer 2005
Last Update: Jun 2005

Vancouver

UBC - Chemical/Bio Engineering (including Clean Energy Research Centre)
University of British Columbia Ph: (604) 822-2287
Teaching facilities are being developed in the new Chemical and Biological Engineering Building. The project was tendered in Dec 2003 and construction began in Spring 2004. Architect: Bunting Coady/Diamond Schmitt.

Status: Construction started
Est. Cost ($ million): 38
First Entry: Mar 2003
Project ID: 893
Start: Spring 2004
Finish: Sep 2005
Last Update: Mar 2005

Vancouver

UBC - Marine Drive Student Housing
University of British Columbia Ph: (604) 731-3103
Single student housing development on the Food Sciences site to accommodate 2,000 to 2,500 graduate and undergraduate students. Project to be developed in two phases with approx 750 units in the Phase 1 and 1,200 units in the Phase 2. Website: www.lbs.ubc.ca

Status: Construction started
Est. Cost ($ million): 90
First Entry: Mar 2003
Project ID: 890
Start: Sep 2004
Finish: Sep 2005
Last Update: Jun 2005

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre
Access Health Vancouver Partnership Ph: (604) 375-3677
Public-private partnership to build a centre to coordinate outpatient services and provide physician practice offices, medical education areas, and related activities to support 600 medical professionals and 600,000 annual patient visits. The 11-storey, 365,000 sq ft centre would replace several older buildings at Oak and W. 12th Ave. Website: www.partnershipsbc.ca

Status: Construction started
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 928
Start: Sep 2004
Finish: Summer 2006
Last Update: Jun 2005

Vancouver

Yaletown Park
Wall Financial Corp. Ph: (604) 893-7136
Project site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft and a 17,000 sq ft urban park. Plans include three towers (34-, 32-, and 30-storeys) with a 3- to 7-storey base that includes 23 townhouses (for a total of 880 dwelling units), 2,500 sq ft of retail space in two units, and three levels of underground parking for 965 vehicles. Construction is well underway. Architect: Buttjes Architects Inc. Website: www.yaletownpark.com

Status: Construction started
Est. Cost ($ million): 100
First Entry: Mar 2003
Project ID: 885
Start: Summer 2004
Finish: Jan 2007
Last Update: Jun 2005

Vancouver

Paramount Place
Wall Financial Corp. Ph: (604) 299-1363 (Bosa Ventures)
A 25-storey building is being developed at 900 Burrard St. Project includes 10-storeys for entertainment areas, including a Famous Players 9-screen theatre, IMAX, restaurants and other facilities, and 14-storeys for residential units. The theatres completed in Apr 2005 and the residential areas will complete in Jul 2005. Architect: Rafii Architects Inc.

Status: Construction started
Est. Cost ($ million): 125
First Entry: Dec 2002
Project ID: 844
Start: Mar 2003
Finish: Jul 2005
Last Update: Jun 2005

Vancouver

UBC Library Expansion - Irving K. Barber Learning Centre
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library to add 200,000 new sq ft of inside floor space and 46,000 sq ft of renovated floor space, fully equipped to support wireless technology. The new wings are expected to complete construction in Jan 2006. The renovation of the heritage core is expected to complete in Aug 2007. Architect: Ledcor Industries Ltd.

Status: Construction started
Est. Cost ($ million): 68
First Entry: Dec 2002
Project ID: 862
Start: Early 2004
Finish: Aug 2007
Last Update: Jun 2005

Vancouver

1280 Richards
James Schouw Ph: (604) 681-1000
26-storey residential tower with 3 levels of underground parking and fitness facilities at 1280 Richards.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 2002
Project ID: 814
Start: Apr 2004
Finish: Early 2006
Last Update: Jun 2005

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Vancouver

The Melville
Amacon Developments Ph: (604) 602-7700
Plans at 550 Bute St are to construct a mixed use development with a 42-storey residential tower (400 ft) containing 256-units, a small boutique hotel of 12-storeys and 60-units, as well as convert the top two floors of an existing 10-storey mixed use/ parkade building from residential to commercial. Also included is a small retail component and public amenity space. Architect: Hewitt Tan Kwasnicky Architects Inc.

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 60 — Finish: Late 2005
First Entry: Mar 2002 — Last Update: Jun 2005
Project ID: 796

Vancouver

UBC - Life Sciences Centre
University of British Columbia Ph: (604) 822-0195
A 5-storey 565,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia. The main floor teaching areas completed construction in Aug 2004 and laboratory space on the upper floors completed in late 2004. Most parts of the centre are occupied and operational. Level 3 laboratory and vivarium are expected to complete in Summer 2005. Architect: Bunting Coady Architects/Diamond & Schmitt Architects Inc..

Status: Construction started — Start: Oct 2002
Est. Cost ($ million): 172 — Finish: Aug 2005
First Entry: Dec 2001 — Last Update: Jun 2005
Project ID: 779

Vancouver

Spectrum Residential/ Commercial Development
Concord Pacific Group Ph: (604) 681-8882
Development of a 145,000 sq ft Costco store and four residential towers set atop, ranging from 26- to 32-storeys, containing 900 housing units and various amenities, such as a swimming pool, with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with businesses, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Construction on Costco is expected to be completed by mid-2006, and the first of the four towers is expected to be completed by late 2007. Architect: Busby & Associates. Website: www.myspectrum.ca

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 200 — Finish: 2009
First Entry: Jun 2001 — Last Update: Mar 2005
Project ID: 749

Vancouver

Vancouver Convention Centre Expansion
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Proposal for an expansion to the Vancouver Trade and Convention Centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens, with a green roof consisting of grasses and drought tolerant plants. There will be a 250,000 sq ft exhibition hall, 83,000 sq ft meeting room, 50,000 sq ft ballroom, 12,000 sq ft signature room and a 1,500-seat, 124,000 sq ft lecture hall. The $15 million, 30,000 sq m 2010 Olympic's International Broadcast Centre has been relocated from the proposed Richmond Trade and Exhibition Centre to this location. Website: www.vanconex.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 565 — Finish: Jul 2008
First Entry: Mar 2000 — Last Update: Jun 2005
Project ID: 162

Vancouver

Broadway Tech Centre
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. The first two buildings at 2985 and 2955 Virtual Way are completed. Phase 2 consists of four 4-storey buildings with a total of 460,000 sq ft of commercial office and warehouse space at 2925 Virtual Way, and will begin construction once a tenant has been found. Architect: Bunting Coady Architects.

Status: Construction started — Start: 2002
Est. Cost ($ million): 80 — Finish: 2007
First Entry: Mar 1999 — Last Update: Mar 2005
Project ID: 555

Vancouver

Champlain Gardens
PCI Group/Palladium Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, a 100,000 sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Redevelopment includes a public library and police office on 16.5 acre site. Residential component will be constructed in phases. Phase 1 included Parcels A to E, and is complete. Architect for the residential component of Phase 1 was W.T. Leung Architects, and for the commercial part it was Hewitt Kwasnicky Architects Inc. Part of Phase 1 included forty 3-storey townhouses. Phase 2, Parcels F and G, consists of 4-storey condominiums and stacked townhouses. The Brittany, which contains 116-units, is under construction and expected to complete in Oct 2005. Architect for Phase 2 is Burrowes Huggins Architects.

Status: Construction started — Start: May 2002
Est. Cost ($ million): 35 — Finish: Oct 2005
First Entry: Sep 1998 — Last Update: Mar 2005
Project ID: 457

Vancouver

488 Robson Street Development
Peak Performance Enterprises Ph: (604) 683-4376 (Architect)
A 17-storey, mixed-use building containing 92 dwelling units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Architect: Hancock Bruckner Eng & Wright Architects.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Mar 1998 — Last Update: Mar 2005
Project ID: 382

Vancouver

Bayshore Gardens
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Dr (W. Georgia and Denman St), consists of several residential buildings. The final phases are expected to complete in Dec 2005. Architect for Phase 6 is Downs-Archambault. Website: www.bayshoregarden.com

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: Dec 2005
First Entry: Dec 1997 — Last Update: Jun 2005
Project ID: 243

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Vancouver

Bentall 5 Project - Phase 2
Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000
Phase 2 of a 33-storey office and hotel tower of approx 630,000 sq ft, with retail and service amenities at street level and expansion of underground parking capacity at 550 Burrard St. Phase 1 completed in late 2002 (22-storey office tower with ground floor retail and office space and 7-storeys below grade for a total of 436,000 sq ft). Phase 2 is the remaining 11-storeys of the tower, 210,000 sq ft, the retail pavilion, and a permanent plaza. Architect: Musson Cattell Mackey Partnership. Website: www.bentall5.com

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 50 — Finish: Spring 2007
First Entry: Dec 1997 — Last Update: Jun 2005
Project ID: 242

Vancouver

Citygate Complex
Bosa Development Corp. Ph: (604) 294-0666
Development of a site between Main and Quebec Streets at the east end of False Creek. Will include 2,000 residential units, retail and office space in nine phases. The first two phases, Citygate 1, which contains 173-units in a 30-storey building, and Citygate 2, which contains 75-units in a 15-storey building, completed in 1992. Phase 3, Station Place, 70-units in a 15-storey tower, completed in 1996. Phase 4, the Citygate Housing Co-op, which contains 102-units in a 4- and 7-storey building, completed in 2002. Phase 5, Viceroy 1, which contains 147-units in a 27-storey building, and Viceroy 2, which contains 152-units in a 28-storey building, is complete. Phase 6, the Brighton, consisting of 143-units in a 24- and 5-storey building, completed in late Sep 2004. Phase 7, Station Park social housing, which contains 74-units in a 6- and 7-storey building, completed in 1992. Phase 8, Sussex, which contains 77-units in a 14-storey tower, started construction in Mar 2004 and is expected to complete in early 2006. Phase 9, Creekside, which will contain 167-units in a 22-storey tower, is expected to start excavation in Summer 2005. Architects: Perkins & Co. Architecture & Urban Design Inc.

Status: Construction started — Start: 1989
Est. Cost ($ million): 100 — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 235

Vancouver

Coal Harbour Redevelopment
Marathon Developments Inc./Ledcor Industries/Aspac Developments Ph: (604) 893-8880
A multi-year project in 3 phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3,500 residents when fully built. The first three phases of several towers are complete. One 350-berth marina and the Coal Harbour Community Centre are completed. Shaw Tower (489 ft tall) on the Burrard Landing site, developed by Ledcor Industries, completed in early 2005. Aspac Developments has started construction on Harbour Green Place, consisting of 3 towers of 23-, 30- and 35-storeys. One Harbour Green, which contains 57-units, at 1169 W. Cordova began construction late Fall 2003 and is expected to complete Nov 2005. Two Harbour Green, a 30-storey tower at 1139 W. Cordova, will contain 71-units and is expected to start construction in Sep 2005, and will include a pool, fitness facilities and spa centre. Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: 2007
First Entry: Dec 1997 — Last Update: Jun 2005
Project ID: 240

Vancouver

Collingwood Village Condominiums
Concert Properties Ltd. Ph: (604) 688-9460
Development on Vaness adjacent to Joyce St Skytrain station will include 2,800 residential units on 14 ha, to be developed in phases. Completed towers and low rises in the first three phases include the Melbourne, Alexander, McGregor, Wessex Gate, Earle's Court, Remington, Centro, Bradford, Emerald Park Place, Amberleigh, Millenio, and Nexus. Phase 4: Latitude, a 24-storey concrete high rise with 244-units, is located at 3663 Crowley Dr. It started construction in Jun 2003 and completed in Mar 2005. Architect for Latitude is Rafii Architects Inc & Henry Richard Architect. Brio, a 61-unit low rise, also completed in Mar 2005. Urba, a 26- and 4-storey building which will contain 252-units and be located at 5380 Oben St, is under construction and expected to complete in Nov 2005. Plans also include 267 parking spaces in four levels of underground parking. Architect for Urba is Lawrence Doyle Architects Inc. & Henry Richard Architect. The last tower, Circa, will contain 205-units and 192,300 sq ft of condominium and townhouse space in a 22-storey building on Crowley Dr, and started construction in Dec 2004. Additional amenities include 248 parking spaces in two levels of underground parking and an amenity facility which will contain a lounge, kitchen and gym. Architect for Circa is Lawrence Doyle Architect Inc. & Richard Henry Architect. Development also includes the Collingwood Neighbourhood House, which includes an 8,000 sq ft gym and 69-space daycare centre, community police station and Collingwood Elementary School, which are complete.

Status: Construction started — Start: 1994
Est. Cost ($ million): 100 — Finish: Nov 2006
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 225

Vancouver

International Village Phase 2
Henderson Development Canada Ph: (604) 689-8898
Second stage of the International Village development at the northern end of the former Expo site just west of Chinatown, bound by Pender, Keefer, Abbot and Taylor Streets (500 Abbott St) which includes 300,000 sq ft of commercial space and 160,000 sq ft of residential property. The commercial component and a 23-storey tower are complete. Two high rises of 25- and 31-storeys and a 6-storey low rise, called Firenze, located at 600 Abbott in the southeast quadrant of the site, started construction in Fall 2004. Firenze has 457 units. Website: www.firenzeliving.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 150 — Finish: Oct 2006
First Entry: Dec 1997 — Last Update: Jun 2005
Project ID: 210

Vedder

G.W. Graham Middle Secondary School
School District 33 Ph: (604) 792-1321
Proposed new secondary school on Thomas Rd to accommodate 900 students. Building will be approx 10,000 sq m. Design-build project contract was awarded to Tritan Construction Ltd.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 25 — Finish: Aug 2006
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1299

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West Vancouver

Seascapes Townhouses
United Properties Ltd. Ph: (604) 736-3864
100-units of 2- and 3-storey townhouses to be built in four phases on Ansel Pl. Phase 1, 24 townhouses, completed in Summer 2004. Phase 2, 18 townhouses, is under construction and expected to complete in Aug 2005. Phase 3, 16 townhouses, has started construction to complete in Summer 2006. Phase 4 will contain 48-units of townhouses. Architect: Studio One Architecture Ltd. Website: www.seascapestownhomes.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 48 — Finish: 2007
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1176

West Vancouver

Water's Edge Residential Development
Millennium Development Corporation Ph: (604) 688-2300
79-unit residential development at 540 to 626 Clyde Ave on the Park Royal Hotel site includes three 5-storey buildings of approx 117,000 sq ft. Architect: Robert A.M. Stern Architects/Lawrence Doyle Architect Inc. Website: www.at-watersedge.com

Status: Construction started — Start: Jan 2005
Est. Cost ($ million): 23 — Finish: Late 2005
First Entry: Dec 2003 — Last Update: Mar 2005
Project ID: 1029

West Vancouver

StoneCliff Residential Development
Concert Properties Ltd. Ph: (604) 602-3713
Three 15-storey residential towers to be built above the Upper Levels Hwy. Construction completed on tower 1 in Summer 2004, and tower 2 in Feb 2005. Phase 3, which includes a 3,300 sq ft amenity building with a fitness centre and whirlpool, is currently under construction. Architect: Howard Bingham Hill Architects. Website: www.DiscoverStoneCliff.com

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 45 — Finish: Sep 2005
First Entry: Sep 2002 — Last Update: Mar 2005
Project ID: 837

Whistler

Nita Lake Lodge
David Ehrhardt/John Haiback/Bryce Chapman Ph: (604) 938-4270
A 4-storey, 80-room hotel with a restaurant and lounge. Plans also include a train station, employee housing, and 14 single-family homes. Architect: IBI Group Architects.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 56 — Finish: Spring 2006
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1085

Whistler

Pan Pacific Village Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
Development of a 9-storey, 83-suite hotel in Whistler Village. Additional amenities include a lounge, 25 yard lap pool, 2 hot tubs, 3 spa suites, workout facilities and 930 sq ft of meeting space.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Jul 2005
First Entry: Jun 2003 — Last Update: Jun 2005
Project ID: 948

Whistler

Creekside Residential Development
Intrawest Properties Ltd. Ph: (604) 669-9777
Creekside redevelopment includes 3 residential buildings - Legends and the First Tracks Lodge have been completed. Club Intrawest is expected to start construction in Apr 2006.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2007
First Entry: Jun 1998 — Last Update: Jun 2005
Project ID: 417

White Rock

Peace Arch Border Crossing Replacement
Canada Border Services Agency Ph: (604) 538-3602
Replacement of current Peace Arch border crossing with a 2-storey, 3,100 sq m building. New facility will have ten lanes, an increase from seven. First stage is constructing temporary facilities while the old building is being demolished.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 26 — Finish: 2008
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1330

STATUS: COMPLETED

Burnaby

Strathmore Lane Residential Development
Ledingham McAllister Communities Ltd. Ph: (604) 662-3700
A 4-storey, 65-unit apartment building and 2-storey, 53-unit townhouse at 3388 and 3379 Morrey Crt. Architect: Neale Staniszkis Doll Adams Architects. Website: www.ledmac.com

Status: Completed — Start: Spring 2004
Est. Cost ($ million): 25 — Finish: Jun 2005
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1211

Burnaby

Metropolis at Metrotown Mall Expansion
Ivanhoe Cambridge Ph: (604) 269-2800
Metrotown mall and Metropolis mall are being merged into a single mall. A main street axis and a 1,300-seat food court are being added to the merged malls. Main interior work completed. Construction Manager: Ledcor Industries Ltd.

Status: Completed — Start: Aug 2003
Est. Cost ($ million): 80 — Finish: Jun 2005
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 1013

Langley

Cascade Casino and Convention Hotel
Langley City Ph: (604) 688-0893 (Architect)
A 25,000 sq ft convention centre with a 75-room hotel and 65,000 sq ft casino on the Square One Lands at the intersection of Fraser Hwy and Glover Rd. Architect: Hewitt Kwasnicky Architects Inc.

Status: Completed — Start: Summer 2004
Est. Cost ($ million): 44 — Finish: Jun 2005
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 990

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2. Mainland/Southwest

Squamish

Upper Mamquam Hydroelectric Project
Canadian Hydro Developers Ph: (403) 269-9379
Run-of-river electricity project on the Mamquam River to produce 25 MW of electricity. Construction is complete. Commissioning of the turbines will be complete by end of Jul 2005.

Status: Completed
Est. Cost ($ million): 35
First Entry: Dec 2000
Project ID: 712
Start: Nov 2003
Finish: Jun 2005
Last Update: Jun 2005

Surrey

Sussex House Condominiums
Rykon Group Ph: (604) 535-1923
Four concrete mid rise towers in White Rock will include 148 homes at 15076 North Bluff Rd. The first building containing 38-units was completed in early 2004, and the second tower containing 28-units completed in Summer 2004. The third tower, containing 28-units, completed in Jun 2005, and the fourth tower, containing 60-units, completed in Mar 2005. Architect: Robert Ciccozzi Architecture Inc. Website: www.sussexhousewhiterock.com

Status: Completed
Est. Cost ($ million): 45
First Entry: Jun 2003
Project ID: 966
Start: Jun 2003
Finish: Jun 2005
Last Update: Jun 2005

Vancouver

Simon Fraser University - Segal Graduate School of Business
Simon Fraser University Ph: (604) 291-4743
Development in the former Bank of Montreal heritage building at Granville and Pender to accommodate the Graduate School of Business, allowing the business program to increase enrolment by 15%. Plans for the 5-storey, 60,000 sq ft building include constructing meetings rooms, a teleconferencing room, lounges, galleries and a new mezzanine level, as well as retaining the heritage architecture. Architect: Paul Merrick Architects Ltd.

Status: Completed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1266
Start: Early 2004
Finish: Jun 2005
Last Update: Jun 2005

Vancouver

Pintura Residential Development
Intracorp Developments Ltd. Ph: (604) 801-7000
Development at 1530 W. 8th Ave includes 49 apartments and executive penthouses, and 10 townhomes. Architect: Nigel Baldwin Architects.

Status: Completed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 941
Start: Early 2004
Finish: Jun 2005
Last Update: Jun 2005

Vancouver

Sterling at 1050 Smithe Street
Bonnis Development Corp. Ph: (604) 618-1600
Apartment tower with 21-storeys above and 5-storeys below ground, with a total of 129 units. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Completed
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 800
Start: Mar 2003
Finish: Jun 2005
Last Update: Jun 2005

Whistler

Four Seasons Private Residences - Discovery Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
37-unit strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort, to be managed by Four Seasons.

Status: Completed
Est. Cost ($ million): 36
First Entry: Mar 2003
Project ID: 920
Start: Jun 2003
Finish: Jun 2005
Last Update: Jun 2005

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Thompson/Okanagan Development Region

Updated July 18, 2005
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2004) : 5.2
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	76.1	37.8	79.7	60.0	29.5	305.1	98.8	0.553	0.166	0.719	1976
1981	24.2	73.2	43.1	98.4	69.0	39.6	347.5	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	354.0	135.9	0.422	0.229	0.652	1986
1991	25.2	71.2	33.4	118.5	85.8	62.0	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.3	39.2	136.6	106.6	74.6	467.7	184.1	0.392	0.264	0.656	1996
2001	22.8	82.9	44.2	128.8	122.6	84.2	485.4	198.4	0.358	0.285	0.642	2001
2006	21.4	76.1	51.4	128.0	144.0	93.3	514.2	226.7	0.302	0.288	0.590	2006
2011	24.8	70.3	48.5	140.0	158.7	103.6	545.9	250.7	0.274	0.298	0.572	2011
2016	26.9	71.7	45.0	155.1	162.4	119.2	580.2	271.5	0.272	0.329	0.601	2016
2021	26.8	78.1	40.6	166.2	163.2	136.6	611.5	286.6	0.284	0.369	0.653	2021
2026	25.9	82.6	41.8	166.1	168.3	155.1	639.9	300.2	0.288	0.412	0.701	2026
2031	25.3	82.8	46.9	158.7	182.3	169.5	665.6	316.9	0.279	0.437	0.716	2031

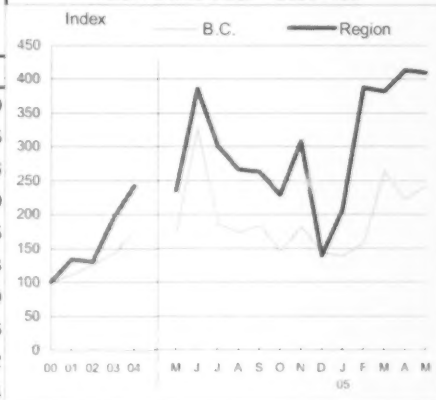
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'men		
	<-- $ Millions -->						Units
1997	575.2	184.4	47.3	101.2	35.9	390.8	3,649
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	435.5	181.9	17.0	99.5	65.4	253.6	2,296
2000	397.0	181.0	30.2	96.2	54.6	216.0	1,729
2001	531.3	247.1	17.4	159.4	70.2	284.2	2,235
2002	516.0	153.2	23.4	94.2	35.6	362.8	2,708
2003	774.3	235.5	49.2	116.2	70.1	538.7	3,729
2004	963.7	235.8	30.5	135.3	70.0	727.9	4,496
YTD May '04	338.2	55.4	4.8	36.6	13.9	282.8	1,822
YTD May '05	595.3	185.1	17.5	126.5	41.2	410.2	2,404

Total Permits Index 2000=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Thompson/Okanagan Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Thompson/Okanagan		**485,423**	**490,906**	**496,369**	**502,819**
Kelowna	C	100,495	102,259	104,688	105,621
Kamloops	C #	80,656	81,231	81,282	81,699
Vernon	C #	34,957	35,146	35,503	35,548
Penticton	C	32,340	32,519	32,865	32,868
Salmon Arm	DM	15,873	15,915	16,176	16,466
Summerland	DM	11,181	11,284	11,479	11,776
Lake Country	DM	9,672	9,740	9,905	10,064
Coldstream	DM	9,504	9,618	9,803	9,896
Revelstoke	C	7,827	7,910	7,877	7,911
Merritt	C	7,396	7,406	7,407	7,496
Spallumcheen	DM	5,358	5,385	5,404	5,633
Peachland	DM	4,857	4,984	5,046	5,077
Osoyoos	T	4,483	4,505	4,621	4,599
Armstrong	C	4,442	4,496	4,494	4,492
Golden	T	4,195	4,297	4,334	4,373
Oliver	T #	4,409	4,440	4,420	4,367
Enderby	C	2,941	2,973	2,996	3,015
Sicamous	DM	2,839	2,888	2,899	3,014
Princeton	T	2,724	2,740	2,749	2,684

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort
Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism. Master plan includes ski runs, a fixed-lift, powder ski training facility, heli-pads, year-round trails and golf course and accommodation facilities. The development will include a 100-room hotel, clubhouse at the new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings, and single-family units. Master Plan has been approved and the Master Development Agreement is in the process of being reviewed by the Provincial government. Site preparation and run development is underway. Phase 1, two primary ski runs, is already completed.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1999
Project ID: 629
Start: Jun 2006
Finish: 2010
Last Update: Jun 2005

Boston Bar

Kookipi Creek Water Power Project
Global Cogenix Corporation Ph: (604) 682-2201
Proposed water power project near Boston Bar with up to 44 MW in combination with the nearby Log Creek water power project (see separate entry). Project may be submitted for the next BC Hydro call for power, expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 935
Start: ?
Finish: ?
Last Update: Mar 2005

Boston Bar

Log Creek Water Power Project
Global Cogenix Resources Ph: (604) 682-2201
Proposed run-of-river hydroelectric project approx 15 km northwest of Boston Bar in the Nahatlatch River watershed. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 713
Start: ?
Finish: ?
Last Update: Mar 2005

Kamloops

Kamloops Waterfront Hotel
City of Kamloops Ph: (250) 828-3548 (City
The City of Kamloops is exploring the potential for a four-star waterfront hotel and convention centre. Two proposals were submitted in response to the Citys call for Expressions of Interest. One of the proposals includes 160-rooms, convention facilities, a health spa, 200-seat restaurant, retail stores, marina and river-front entertainment facility. Rezoning is completed. The property is in the process of completing the sale.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1281
Start: ?
Finish: ?
Last Update: Jun 2005

Kamloops

Kamloops Sewage Treatment Plant
City of Kamloops Ph: (250) 828-3467
City is conducting a liquid waste management process and are considering various wastewater treatment plant options. Plant options reviewed and determination of conventional processing versus membrane technology will be made in Aug/Sep 2005. Detailed design will complete in early 2006.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2000
Project ID: 674
Start: Fall 2006
Finish: Summer 2008
Last Update: Jun 2005

Kamloops

Saddleback Hills
Concert Properties Ph: (604) 688-9460
Proposed residential development in 5 phases, to include 270 lots for single family and townhouse developments. Site servicing is underway in preparation for lot sales in fall 2005.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 262
Start: Late 2005
Finish: 2010
Last Update: Jun 2005

Kelowna

Southwinds At Sarsons Development
G Group of Companies Ph: (250) 712-2446
Three-phased development at the corner of Sarsons Rd and Lakeshore Rd in the Mission District will consist of 19 townhomes and 129 condominiums with a total of 229,000 sf. The project includes a ground loop and other heat recovery systems, swimming pool, fitness facilities and other amenities. City Council approved the project. A building permit application is expected by the end of Jun 2005.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2005
Project ID: 1433
Start: Aug 2005
Finish: Late 2006
Last Update: Jun 2005

Kelowna

UBC - Okanagan Campus Student Residences
Ministry of Advanced Education Ph: (604) 822-0486 (UBC)
Proposal for two four-storey residences (360 beds) for the new UBC Okanagan campus to meet commitments for added student spaces. Funding approved for proceeding to site preparation.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 2005
Project ID: 1454
Start: Jul 2005
Finish: Sep 2006
Last Update: Jun 2005

Kelowna

UBC - Okanagan Multi-Purpose Building
Ministry of Advanced Education Ph: (604) 731-3103 (UBC)
A proposed Multi-Purpose Building for generic teaching and research facilities, is likely to be fast tracked to meet the needs for 900 new student placements. The project has been approved in principle and is proceeding to the schematic design stage.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Jun 2005
Project ID: 1455
Start: Fall 2006
Finish: March 2007
Last Update: Jun 2005

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3. Thompson/Okanagan

Kelowna

Ethanol Plant
Okanagan Biofuels Ph: (250) 766-9044
Proposed ethanol plan to produce 115 million litres of ethanol annually on the Hiram Walker site on Jim Bailey Rd. Funding and permits have been secured.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1331
Start: Sep 2005
Finish: Early 2006
Last Update: Jun 2005

Kelowna

Centuria High Rise and Commercial Development
Lake Placid Developments Inc. Ph: (250) 861-1522
16-storey, L-shaped residential tower containing 147 condominiums and 5 townhouses at the corner of Bernard Ave and Gordon Dr, formerly the site of Peoples IGA. Project includes 45,000 sq ft of retail including a pharmacy, coffee shop, restaurant, bakery, professional office space, an 800 sq m spa, and 290 underground parking spaces. Architect: BKDI Architects. Site is in the pre-load stage.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Dec 2004
Project ID: 1240
Start: Summer 2005
Finish: Late 2006
Last Update: Jun 2005

Kelowna

Lawson's Landing Residential/Commercial Development
Westcorp Properties Inc. Ph: (780) 431-3300
Proposed development on a 4 acre site to include 550 residential units in five condominium towers. A 25 storey tower would be located at the foot of Bernard Ave, a 36 storey tower would be located on Mill Street, an 8 storey building would be located on Queensway, and a 22 storey tower would be on the waterfront north of Queensway. A 20-storey hotel containing 225-rooms, called the Blackwood Hotel, is also proposed. Plans include commercial space, an underground parkade, a public plaza, boardwalk, pier and 100-boat temporary moorage area. Architect: Kasian Kennedy Architecture Inc. Revised plans were submitted in Mar 2005 and the city is reviewing them.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2004
Project ID: 1260
Start: Oct 2005
Finish: 2009
Last Update: Jun 2005

Kelowna

The Lofts Downtown
Woodfield Development Corp. Ph: (250) 868-2400
Proposed 11-storey concrete high rise containing 46-units to be located on Ellis St in Kelowna's Cultural District. Greyback Construction Ltd are the contractors for this project. Architect: New Town Architectural Services. Website: www.theloftsdowntown.ca

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2004
Project ID: 1267
Start: Summer 2005
Finish: Early 2006
Last Update: Jun 2005

Kelowna

Vintage Landing Resort
G Group of Companies Ph: (250) 763-4444
Plans on a 867 acre site include a 1000-unit resort in the form of a boutique hotel and bungalows, retail facilities, a health and wellness centre, convention space, a 16 ha vineyard and winery, 18-hole golf course, marina and beach club. The Official Community Plan was amended. An application for rezoning has been submitted. A public hearing is scheduled for July 26 2005.

Status: Proposed
Est. Cost ($ million): 477
First Entry: Mar 2004
Project ID: 1097
Start: Early 2006
Finish: 2010
Last Update: Jun 2005

Kelowna

Central Okanagan Bypass
Kelowna City Ph: (250) 763-6011 (City of Kelowna)
Plans for the design and construction of the first phase of the North End Connector, now referred to as the Central Okanagan Bypass, between Ellis St and Spall Rd. Running along the existing Clement Ave, from Gordon Dr to High Rd, Clement Ave will be upgraded at intersections and along the frontage of new development. Further phases of the bypass, which will include the new four-lane roadway traveling underneath the bridge on Bernard Ave before intersecting with Spall Rd, are expected to be in place within the next 20 years, which will extend from Spall Rd to McCurdy Rd. Finish date is for the first two phases. City transportation staff are recommending that the 3.4-million dollar first-phase contract go to Greenleaf Enterprises. The first-phase work will involve four-laning Clement Avenue to High Road, and realigning the three-way intersection of Clement, Gordon, and High.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1051
Start: Fall 2005
Finish: 2008
Last Update: Jun 2005

Kelowna

Discovery Pointe Resort - 1128 Sunset Drive
Pointe of View Developments Ph: (250) 861-5225
A tower of 21-storeys with 130-units, including townhomes, is near completion next door to Discovery Bay Resort. Additional amenities include both an indoor and outdoor pool and hot tub, a fitness room, media room, and tennis court. Website: www.pointeofview.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2002
Project ID: 848
Start: Mar 2003
Finish: Summer 2005
Last Update: Jun 2005

Kelowna

Mission Park Aquatic Centre
City of Kelowna Ph: (250) 862-3381
As part of the Mission District Park, which has already completed several recreation projects on a 42 ha site on Gordon Drive near Mission Creek, the City is currently proposing to develop a $33 million aquatic centre with an indoor/outdoor waterpark, 50 m length competition size pool, 1000 seat stadium, and a major fitness centre to be in operation by 2008. A referendum on approving the funding will be completed by early July 2005. If successful, construction could start in early 2006.

Status: Proposed
Est. Cost ($ million): 33
First Entry: Dec 2000
Project ID: 697
Start: Early 2006
Finish: 2008
Last Update: Jun 2005

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Kelowna

Kelowna Downtown North
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of a mixed use, multi-family development of approx 1,700 dwellings for 3,500 residents on a 23.5 ha site bounded by Sunset Dr, Gaston Ave and Ellis St in Kelowna's downtown area. Project would include up to 880 homes in up to 21-storey towers and 4-storey apartment and condominium buildings, and renovation of the existing CN Station. Parcels are being sold and developed separately. Brandt's Creek Crossing is a neighbourhood section of Canada Land's overall development. Cascadia Pacific Developments is planning to develop a 20-storey tower called Icon on Sunset Dr in Brandt's Creek Crossing, which will include condominiums and 15 townhouses, and is expected to start construction in late Spring 2005. Website: www.city.kelowna.bc.ca & www.brandtscreek.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 1998
Project ID: 363
Start: Fall 2005
Finish: 2012
Last Update: Mar 2005

Kelowna

William R. Bennett Bridge - Okanagan Lake
BC Ministry of Transportation Ph: (250) 356-1861
SNC Lavalin was selected in Jun 2005 for a 30 year agreement to design, build, finance and operate the new bridge to replace the existing floating Okanagan Lake bridge. In addition to the bridge, two interchanges valued at $25 million will be built on the west side of the bridge. Pre-load and fill on the causeways commenced in Apr 2005. Site preparation for the bridge pontoons to start in Jul 2005. Website: www.okanaganlakebridge.ca

Status: Proposed
Est. Cost ($ million): 144
First Entry: Dec 1997
Project ID: 272
Start: Early 2006
Finish: Jul 2008
Last Update: Jun 2005

Logan Lake

Highland Valley Copper Mine Expansion
Teck Cominco Ph: (250) 523-2443
Re-activated plans to extend the mine life beyond 2009 to 2012 may go ahead depending on market conditions.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 424
Start: Early 2007
Finish: Summer 2007
Last Update: Jun 2005

Lytton

Kwoiek Creek Water Power Project
Kwoiek Creek Resources Inc. Ph: (250) 455-2279
Proposed 80 MW hydroelectric facility on Kwoiek Creek near Lytton. Review conducted under the BC Environmental Assessment Act extended to allow the proponent to submit outstanding information by Sep 2006.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Dec 2000
Project ID: 711
Start: ?
Finish: ?
Last Update: Mar 2005

Merritt

Juliet Creek Ski Resort
Westscapes Developments Ph: (403) 802-2800
Proposed ski hill and four-season recreational development 140 km east of Vancouver in the Coquihalla Pass on an approx 200 ha site. Plans include ski lifts, an 18-hole golf course, aquatic centre, spa, conference facilities and approx 2,500 residential units. The project will be reviewed under the BC Environmental Assessment Act.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Mar 2005
Project ID: 1366
Start: Summer 2007
Finish: 2012
Last Update: Jun 2005

Merritt

Sagebrush Golf and Sporting Club
Richard Zokol Ph: Requested No Contact
Proposed development on a 126 ha site to include an 18-hole golf course designed by Richard Zokol and Rod Whitman, a clubhouse, cottages and a lodge which will start construction in Fall 2005 to open in Summer 2006. Developers being selected for construction of the golf course portion. Approval was also received for 31 single-family homes. Website: www.sagebrushgolf.com

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1372
Start: Fall 2005
Finish: 2011
Last Update: Jun 2005

Merritt

Siwash/Elk Gold Mine
Almaden Minerals Ph: (604) 689-7644
Proposed gold mine on a previously mined property near Merritt is in the exploration phase to assess new veins. Expected to apply for permits in 2005/2006. Website: www.almadenminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1124
Start: Summer 2006
Finish: Summer 2007
Last Update: Jun 2005

Merritt

Okanagan Connector - Highway 97C/5A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Plan to improve the highway by four-laning 8.3 km from Darcia Lake to Courtney Lake. Tendering expected in Fall 2005.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2004
Project ID: 1093
Start: Late 2005
Finish: Fall 2006
Last Update: Mar 2005

Near Ashcroft

Ashcroft Ranch Landfill
Greater Vancouver Regional District Ph: (604) 432-9352
Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. Application for an Environmental Assessment Act certificate was submitted in Summer 2004 and a decisionwas suspended on Jun 7, 2005 pending substantial completion of the Greater Vancouver Regional Solid Waste Management Plan amendment process. Website: www.ashcroftranch.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Project ID: 816
Start: Summer 2006
Finish: Summer 2007
Last Update: Jun 2005

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3. Thompson/Okanagan

Okanagan Falls

Ramada Skaha Lakeside Resort
Ramada Owners Group Ph: (250) 492-0237 (RD of Okanagan-Similkameen)
A proposed 4-storey, 130-room hotel on Seventh Ave in Okanagan Falls, 26 km from Penticton. Project would create 20 full-time and 80 seasonal jobs once project is complete. The project is in the final stages of rezoning.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1173
Start: Spring 2006
Finish: Fall 2007
Last Update: Jun 2005

Oliver Region

Il Villaggio d'Asolo
Asolo Development Corp. Ph: (604) 871-4329
A mixed-use community based on agricultural activities is proposed for approx 265 ha of the Covert Farm, 5 km outside of Oliver. The 5.2 ha village will serve tourists and residents with 1,700+ bed units in the form of hotel or time-share units, condominiums, villas, and farm clusters. Plans also include vineyards, wineries, art galleries and restaurants. An ALR application and rezoning are required. Phase 1 expected to start construction in late 2005. Architect: Hulbert Group. Website: www.asolo.ca

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 2004
Project ID: 1057
Start: Late 2005
Finish: 2008
Last Update: Jun 2005

Peachland

Reflections On The Lake Estates
Roy and Gloria Stewart Ph: (604) 864-8555 (Architect)
Proposed residential development on a 2.09 acre site near Antlers Beach to include 112-units in a 10-storey building. Plans also include a pool and exercise room, as well as a tunnel under Hwy 97 to access a floating marina. Currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1394
Start: ?
Finish: ?
Last Update: Jun 2005

Peachland Area

Greata Ranch Development
Ph: 250) 767-2647 (Peachland District)
Proposed village-style development near Peachland to include 400 residential units, a wine bar, caf, shops, and marina. Very preliminary

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2005
Project ID: 1388
Start: ?
Finish: ?
Last Update: Jun 2005

Penticton

South Okanagan Event Centre
City of Penticton Ph: (250) 490-2501
Proposed multi-use facility which will be able to accommodate trade shows, concerts, hockey games, rodeos and other activities to be located within Queens Park. Plans include a facility with 3,500 to 4,000 fixed seats, an international size floor, community area with a regular-sized ice sheet, a restaurant and BC Hockey Hall of Fame, and galleria that connects the new facilities to the current community centre, Penticton Trade and Convention Centre, and Memorial Arena. Project will add 50,000 sq ft of floor space for the trade centre. Partial funding contributed by the Province.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1335
Start: Fall 2006
Finish: 2008
Last Update: Jun 2005

Penticton

Penticton Secondary School Replacement
School District 67 (Okanagan Skaha) Ph: (250) 770-7713
Replacement of the existing secondary school with a new 1,500 student capacity, 13,685 sq m school. Awaiting final funding approvals from the Province. Construction tender expected in Jan/Feb 2006.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2004
Project ID: 1153
Start: Spring 2006
Finish: Summer 2007
Last Update: Jun 2005

Penticton

Large Adaptive Reflector Radio Telescope
National Research Council of Canada Ph: (250) 493-2277
The Large Adaptive Reflector (LAR) is a very large steerable radio telescope with a reflecting surface 200 m in diameter. The reflector will be made of flat panels. The overall reflector shape will be adjusted by computer-controlled actuators. The receiver will be supported by a balloon 500 m above the reflector, controlled by 3 or more Kevlar-like cables and winches. The LAR will operate from 250 MHz to 22 GHz. Currently working on a prototype of the telescope. This proposal is very preliminary.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 977
Start: 2009
Finish: 2010
Last Update: Sep 2004

Princeton

Coal and Wood Waste Power Plant
Compliance Energy Corp/Northland Power Inc. Ph: (604) 689-0489
Proposed 49 MW coal and wood waste power plant at the former Similco mine site using some existing infrastructure including a 138 kV transmission line that interconnects to the BC Hydro system. The transmission interconnection studies are complete, fuel supply is confirmed and site has been secured, air permit application in progress, and design, engineering and financial modelling is underway. The project is expected to be bid into the next BC Hydro call for all-sources power and is also exploring export and Fortis opportunities.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2005
Project ID: 1401
Start: ?
Finish: ?
Last Update: Jun 2005

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Revelstoke

Mount MacKenzie Ski Resort
Mount MacKenzie Resorts Ltd.
Ph: (250) 426-1743 (Land and Water BC)
Proposed all-season ski resort near Revelstoke with 25 lifts, 100 ski and snowboard trails, and 16,000 beds to be built in five phases. The $100 million Phase 1 will include the construction of 5 chairlifts and 300- to 400-units of housing. The new resort will have a vertical drop of 1,945 m, the highest in North America. Approx 369 acres of private land at the base is slated to have an 18-hole golf course, a commercial development, and a residential development to include 556 single-family homes, 834 townhomes, 1,471 condominiums and several hotels. The Province gave approval to the project in early Dec 2004. A Master Development Agreement between the developer and the Province was signed in Mar 2005. Project is forecasted to create 1,300 construction jobs and 1,400 permanent jobs. Website: www.skirevelstoke.com

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Mar 1999
Project ID: 557
Start: Early 2006
Finish: 2020
Last Update: Mar 2005

Salmon Arm

Lakeside Manor
Daviila Harbourfront Development Corp.
Ph: (250) 832-6021 (Salmon Arm City)
A proposed condominium building located at 555 Harbourfront Dr. Additional amenities include a workshop, fitness room and rooftop gardens. Project has new owners and is being redesigned.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2004
Project ID: 1164
Start: ?
Finish: ?
Last Update: Jun 2005

Vernon

Lakeshore Residential Development
Paul Gaskin Ph: (250) 550-3575 (City of Vernon)
Proposed 480 units in fee simple lots, and townhomes. Offsite services/works to begin construction in late 2005.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2005
Project ID: 1461
Start: Summer 2006
Finish: 2009
Last Update: Jun 2005

Vernon

Seasons Congregate Care Facility
Ph: (250) 550-3575 (City of Vernon)
150 units and amenities at the corner of Alexis Park Dr and Gateby Place. Building permit application has been submitted and some conditions are being fulfilled.

Status: Proposed
Est. Cost ($ million): 19
First Entry: Jun 2005
Project ID: 1459
Start: Summer 2005
Finish: Early 2007
Last Update: Jun 2005

Vernon

Outback Resort
ProTech Consultants Ltd (Owner's Representative)
Ph: (250) 860-1771 (Owner's Representative)
Proposed resort and residential development on a 22.25 ha site in the Okanagan Landing area to include 186 residential units in the form of cottages, cabins and townhouses. Plans include a 2-storey, 2,400 sq ft lodge to contain a lounge, library, meeting and activity space, and a spa. Project will also include a single storey, 1,500 sq ft commercial building, as well as swimming pools and tennis courts. Site preparation and servicing underway.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1367
Start: Fall 2005
Finish: Late 2009
Last Update: Jun 2005

Vernon

Strand Lakeside Resort
David Murphy & Doug Frey Ph: (604) 685-3237
Proposed resort development to include a hotel, convention centre, spa, amphitheatre and approx 40,000 sq ft of commercial space. Phase 1 was issued a development permit. Phase 2, 250 additional units and commercial retail space, will be reviewed by City Council in Aug 2005.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1365
Start: Jul 2005
Finish: Summer 2006
Last Update: Mar 2005

Vernon

Kristall Resort and Spa
Gernot Langes-Swarovski Group Ph: (250) 545-1361 (City of Vernon)
A 150-room hotel, 20,000 sq ft wellness spa and conference centre to be developed in 2 phases is integrated with the summit and existing reservoir. Also included is 4,500 sq ft of commercial space. The City of Vernon approved rezoning and the Community plan. Building permit application is currently under review. Site preparation and servicing is continuing. Building permits being considered. Architect: Cannon Johnston Architecture Inc. Website: www.vernon.ca

Status: Proposed
Est. Cost ($ million): 70
First Entry: Jun 2003
Project ID: 965
Start: Summer 2005
Finish: Spring 2007
Last Update: Jun 2005

Vernon

Turtle Mountain Residential Development
DC Properties Ltd. Ph: (604) 864-8586
Proposed development on Turtle Mountain located west of the city to include 1,760-units of single-family homes, townhouses and apartments. The project is currently being sold. Zoning was approved but the start date uncertain.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 771
Start: ?
Finish: ?
Last Update: Jun 2005

Westbank

Westbank Water Treatment Plant
City of Kelowna Ph: (250) 763-6011 (City Kelowna)
Proposed plant to treat water with clarification, filtration and the reduced application of chlorine, to be located on Powers Creek.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1351
Start: Summer 2005
Finish: Late 2006
Last Update: Mar 2005

Westbank

Crystal Mountain Ski Resort
Pheidias Project Management Ph: (250) 768-5189
3,800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos, 18-hole golf course, day lodge, restaurants, and conference centre. Proposal includes 11 new ski lifts. The Master Plan for overall development was approved in 2002. Master development agreement was completed Aug 2003. Project has all provincial approvals. Rezoning is being pursued. Golf course is expected to start construction in Summer 2005. Website: www.crystalresort.com

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 1999
Project ID: 581
Start: Summer 2005
Finish: 2011
Last Update: Mar 2005

STATUS: ON HOLD

Osoyoos

Osoyoos Lake Resort
Osoyoos Lake Development Corp.
Ph: (250) 495-6195 (City of Osoyoos)
Osoyoos centre hotel to contain 197 suites, a convention centre, a spa, restaurant and lounge to be developed in two phases. Project has been put on hold while alternative plans are considered. Architect: Cornerstone Architects.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 2003
Project ID: 976
Start: ?
Finish: ?
Last Update: Mar 2005

Yale

Inland Pacific Connector Pipeline
Terasen Pipelines Inc. Ph: (604) 576-7300
Proposed 237 km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Review under the BC Environmental Assessment Act has been suspended. The project is being deferred due to market conditions but information sharing and consultation is ongoing. Website: www.terasengas.com

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Project ID: 724
Start: ?
Finish: ?
Last Update: Mar 2005

STATUS: CONSTRUCTION STARTED

Golden

Kicking Horse Canyon Project - Highway 1 Improvements
BC Ministry of Transportation/Government of Canada
Ph: (250) 354-6187
Extensive upgrading project will be constructed in phases. The 5 Mile/Yoho Bridge is completed. The 5 Mile to Rafters Pullout/6 Mile section scaling work is completed and construction is underway on adding 2 additional lanes with scheduled completion mid-2006.. Also underway is the Rafters to Brake Check section ($200 million P3 project) which includes new highway, 2 tunnels, and a new bridge to replace 10 Mile/Park Bridge. The section of Brake Check to Yoho Park boundary is in the planning stage, as is the 5 Mile back to Golden reach. Website: www.kickinghorsecanyon.ca

Status: Construction started
Est. Cost ($ million): 670
First Entry: Mar 2003
Project ID: 919
Start: Summer 2003
Finish: Nov 2007
Last Update: Jun 2005

Golden

Kicking Horse Ski Resort
Golden Peaks Resort Inc. Ph: (403) 245-8301
Expansion of existing ski resort with upgrades to facilities. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. The 51-unit Mountaineer Lodge is under construction, with completion expected in Apr 2005. Two other condominium developments, the Black Bear Lodge, which will have commercial space on the ground floor, and the 4-storey, 46-unit Palliser Lodge are expected started construction in spring 2005 and is expected to complete in Spring 2006. Website: www.kickinghorseresort.com

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 394
Start: Spring 2000
Finish: 2010
Last Update: Jun 2005

Kamloops

Tournament Capital Facilities Expansion Project
City of Kamloops Ph: (250) 828-3311 (Kamloops City)
A multi-phased project to include renovations and redevelopment of facilities at the Hillside Stadium and McArthur Island Sports complex (ice rinks, soccer, baseball). Current projects at McArthur Island facility underway include renovations to Norbrock Baseball Stadium, which will double the seating capacity to 1,500 completed in Jun 2005, Phase 1 installation of five out of 12 new ballfields and seven soccer pitches will complete in Jul 2005, and installation of a new $10 million Olympic size ice sheet, to complete in late-Fall 2005. Projects at the Hillside Stadium include: outdoor track and playing fields with a 1000 seat stadium ($7 million) to start in Summer 2005, indoor track and field facilities ($23 million) to commence after the outdoor facilities, to complete in Oct 2006.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Jun 2005
Project ID: 1427
Start: Dec 2004
Finish: Late 2006
Last Update: Jun 2005

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Kamloops

Thompson Rivers University
University College of the Cariboo Ph: (250) 828-5000
An expansion of the University College of the Cariboo campus in Kamloops and renaming of the institution to the Thompson Rivers University. The Open University and Open College have amalgamated into this institution. Plans include a 550-bed student housing complex which started construction in Apr 2005. The university has recently finished finalizing a contract for the development, construction and operation of the approx 190,000 sq ft student housing complex with a consortium consisting of Campus Living Centres Inc., Moffat Kinoshita Architects and PCL Westcoast Construction. An expansion on the old main building will also be constructed, as well as a new library. Plans also include expansion at some of the other campuses, e.g. the Williams Lake campus which is at the tendering stage. The BC Centre for Open Learning is at the design stage with a tender expected in Fall 2005. Website: www.cariboo.bc.ca

Status: Construction started
Est. Cost ($ million): 65
First Entry: Dec 2004
Project ID: 1225
Start: Apr 2005
Finish: Aug 2006
Last Update: Jun 2005

Kamloops

Afton Copper/Gold Project
DRC Resources Corporation Ph: (604) 687-1629
The pre-feasibility study for the Afton Copper-Gold Project outside Kamloops was completed Oct 2003. Exporation stil underway and a 2 km tunnel under construction. Exploration over the past 2 years has been in a pit previously owned by Teck Cominco.Financing is currently being arranged through a private placement. Website: www.drcresources.com

Status: Construction started
Est. Cost ($ million): 140
First Entry: Sep 2003
Project ID: 995
Start: Fall 2004
Finish: Summer 2005
Last Update: Jun 2005

Kamloops

Trucking Service Area
Atrium Mortgage Corp/City of Kamloops/BC Government
Ph: (250) 374-1322
A truck service centre, hotel, fast-food services, an industrial park and residential development is under construction at Campbell Creek. A highway interchange at O'Connor Rd was built to replace two intersections and 2.4 km of the TransCanada were realigned from Main Rd to east of Peerless Rd. Three partners are involved who contributed to the highway interchange and frontage road construction. Roadwork is complete. Fuel bar/restaurant an convenience store are open, and the hotel is still in the proposal stage.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 1999
Project ID: 568
Start: Fall 2004
Finish: Late 2005
Last Update: Jun 2005

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex
Pagebrooke Inc. Ph: (250) 314-0660
Resort development on the Six Mile Ranch site (Kamloops Lake Ranch and Country Club) on 405 ha. The project will include a golf course, designed by Tom McBroom, and practice facilities, marina, 1,100 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre.

Status: Construction started
Est. Cost ($ million): 180
First Entry: Dec 1997
Project ID: 264
Start: Spring 2001
Finish: 2010
Last Update: Mar 2005

Kamloops

Sun Rivers Community
Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school, and retail and commercial space on a 460 acre site near Hwy 16. The project will eventually contain 2,500 single- and multi-family residential units, with eight phases in total (300 of 2500 sold as of Jun 2005). An 18-hole golf course and a driving range are complete. Construction on the clubhouse began in Summer 2004. Development of Phase 1 of the single-family units: The Fairways, a 9-townhouse unit, and the Sagewood are complete. Construction of the Mariposa and Trillium neighbourhoods are well underway. The Rosewood, which will have 60 units, is under construction, as well as the Ninth Green, a 41-unit adult community. Website: www.sunrivers.com

Status: Construction started
Est. Cost ($ million): 450
First Entry: Dec 1997
Project ID: 282
Start: 1997
Finish: 2010
Last Update: Jun 2005

Kamloops

Royal Inland Hospital Expansion
Royal Inland Hospital Ph: (250) 374-5111
Addition and alterations include construction of a 2-storey, 44-bed tertiary psychiatric facility. A new generator set switch and improved roadways valued at $2.3 million have completed construction. Redevelopment of the hospital's second floor valued at $22 million, including Phase 1 of the emergency area, and a diagnostic area, has also completed construction. Internal renovations are underway.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 1997
Project ID: 265
Start: Summer 2003
Finish: Jun 2006
Last Update: Mar 2005

Kamloops area

Sun Peaks Ski Resort
Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000-beds as part of a long-term plan to be developed in four phases. Phase 1 is complete, which included the 230-room Delta Sun Peaks Hotel and a $70 million expansion to skiing on Mt. Morrissey which opened up 600 acres of new terrain. Trapper's Landing, 40-units of townhouses, 4-plexes and duplexes, completed in Mar 2005. Stone's Throw is a two phase, 60-unit condominium development, of which Phase 1 is currently under construction and expected to complete in Dec 2005. Phase 2 is expected to start construction in Summer 2005. Woodhaven is a two phase, 48-unit condominium project, of which Phase 1 (22-units) is currently under construction and expected to complete in late 2005. The Residences at Sun Peaks is a residential development which is currently in the design stage. Website: www.sunpeaksresort.com

Status: Construction started
Est. Cost ($ million): 635
First Entry: Dec 1997
Project ID: 284
Start: 1993
Finish: 2015
Last Update: Jun 2005

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Kamloops to Golden

Highway 1 Upgrading
BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Hwy 1, the TransCanada Hwy, from Cache Creek to the Rockies. Individual projects will be approved and completed on an annual basis. Feasibility review of various concepts is complete for the East Kamloops/Valleyview traffic - project deferred indefinitely due to local concerns. Highway re-alignment to be completed 2006. Also see separate entry for Kicking Horse Pass Hwy 1 Improvements. Total value of all Highway 1 upgrade projects is estimated at $700 million.

Status: Construction started
Est. Cost ($ million): 134
First Entry: Dec 1997
Project ID: 260
Start: Late 2000
Finish: 2007
Last Update: Jun 2005

Kelowna

The Verve Condominium Development
Mission Group Ph: (250) 448-8810
Condominium development at 533 to 571 Yates Rd to include 414-units in eight 4-storey buildings. Construction has started on Phase 1 and 2, which include 118-units in two buildings. Amenities include an outdoor pool and beach volleyball area. Architect: David Tyrell Architect. Website: www.verveliving.com

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1319
Start: Early 2005
Finish: Early 2006
Last Update: Jun 2005

Kelowna

Bell Mountain Estates and Golf Resort
Bell Mountain Estates Ph: (250) 765-6898
Major development on 385 acres to include approx 800-units of single-family homes, condominiums, townhouses and quarter share villas which will be built in eight phases. Phase 1 will consist of 17 single-family lots on Henderson Dr. Phase 2 will consist of 28 single-family homes, and three villa developments which will contain single- and semi-detached villas/duplexes. Phase 2 will also include two multi-family condominium/ townhouse developments. The Bell Mountain Golf Course, an 18-hole course, is under construction - nine holes will be completed by summer 2005. The Tuscan Sun Resort is a hotel which will contain 100-suites, a conference room, restaurant/pub, spa, gym, pool, retail space and underground parking. The Rialto Plaza 1 and 2 will be two buildings with small retail shops, offices and services with 5 residential units above each, and underground parking. Website: www.bellmountainestates.com

Status: Construction started
Est. Cost ($ million): 164
First Entry: Dec 2004
Project ID: 1280
Start: Summer 2004
Finish: 2011
Last Update: Jun 2005

Kelowna

Missionwood Retirement Resort
Pacific Sun Enterprises Ltd Ph: (250) 763-6011 (Kelowna City)
Retirement resort to be built in 2 phases with a total of 196,000 sq ft. Phase 1 consists of 87-units in two 4-storey buildings which completed construction in May 2005. Phase 2 is 84-units in two additional 4-storey buildings, to start in late 2005. Additional amenities include an indoor swimming pool, computer lab, hair salon, beauty parlor, theatre, and exercise room.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1268
Start: Spring 2004
Finish: Late 2006
Last Update: Jun 2005

Kelowna

Pinnacle Pointe
Pointe of View Developments Ph: (403) 571-8400
Proposed residential development containing 166 condominium units in two 4-storey buildings. Additional amenities include fitness facilities and an outdoor pool and hot tub. Architect: David Simons Architects. Website: www.pinnaclepointe.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1242
Start: Jun 2005
Finish: Late 2006
Last Update: Jun 2005

Kelowna

The Cannery Lofts
The Webster Group Ph: (250) 763-6600
60 loft-style homes bounded by Ellis and Doyle Avenues near the waterfront in Kelowna's downtown. Architects: Water Street Architecture and Meiklejohn Architects. Website: www.thecannerylofts.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Dec 2004
Project ID: 1232
Start: Summer 2004
Finish: Spring 2006
Last Update: Jun 2005

Kelowna

Bellasera Tuscan Villas & Piazza
Bellasera Land Corp. Ph: (250) 765-5252
Development containing 58 villas in a 2-storey building located at 3101 Country Club Dr at the Okanagan Golf Club. Additional amenities include an outdoor pool, fitness centre, putting green and piazza. Architect: SSE Architecture. Website: www.bellasera.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1179
Start: Summer 2004
Finish: Sep 2005
Last Update: Jun 2005

Kelowna

Playa del Sol Resort
Cove Properties Ltd. Ph: (403) 273-2683
A 283-unit resort, geared towards families, located in Kelowna's Mission District to be built in two phases. The first phase will consist of building 114-units, and the second phase will be the remaining 169. Plans include pools, hot tubs, restaurants, a games room, fitness centre, meeting spaces, and a business centre. Architect: Abugov Kasper Architects. Website: www.playadelsolkelowna.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1117
Start: Early 2005
Finish: 2007
Last Update: Mar 2005

Kelowna

Mission Creek Towers
Starline Enterprises Ph: 1-800-663-5770
Two 9-storey condominium buildings containing 59-units each, located at 1966 Durnin Rd. Project is to be built in two phases. Phase 1 is substantially complete with occupancy expected in Jul 2005, and Phase 2 is expected to start construction in early 2006. Architect: Points West Architecture

Status: Construction started
Est. Cost ($ million): 26
First Entry: Mar 2004
Project ID: 1087
Start: Nov 2003
Finish: Early 2007
Last Update: Jun 2005

Kelowna

Royal Private Residence Club
RIT Royal Hotel Ph: (250) 868-5678
67 fractional and fully-owned condos in a 5-storey building are being constructed as part of the Grand Hotel complex on the Okanagan Lake waterfront on Water St. Additional amenities include a rooftop pool, fitness centre and health spa. Architect: BKDI Architecture. General Contractor: Greyback Construction Ltd. Website: www.royal-kelowna.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 828
Start: Summer 2004
Finish: Spring 2006
Last Update: Jun 2005

Kelowna

Landmark Corporate Campus
Stober Construction Ph: (250) 763-6011 (Kelowna City)
Three buildings to house high-tech development on Dolphin Ave. The first and second building, each 6-storeys, are complete. The third building, which will be 6-storeys and 3,800 sq m is expected to start construction in summer 2005.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 702
Start: Early 2001
Finish: Spring 2006
Last Update: Jun 2005

Kelowna

Glenmore Highlands Development
Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
Construction of 2,800 housing units made up of single-family homes, townhouses, row houses including some 3- to 4-storey apartment buildings, 10,000 sq ft of convenience commercial areas, an elementary school and a park between Glenmore and Clifton Roads. Total area is 720 ha. Phase 1 includes 450 single-family units and is under construction. Phase 2 includes the school, some commercial space and a total of 1,250 single- and multi-family units including townhouses and apartments, and is expected to start construction in Fall 2005. Rezoning for the balance of the property is complete. Architect: Ekistics Town Planning Inc.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 1998
Project ID: 267
Start: Summer 2002
Finish: 2020
Last Update: Sep 2004

Kelowna

Big White Ski Resort Expansion
Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments, including a licence to build up to 22,000 bed units; presently there are approx 13,000 bed units available. Construction in the 2004/2005 season includes 250 single- and multi-family condo units ($100 million sale value), two new chair lifts, terrain changes, and new grooming machines. Firelight Lodge is a two phase condominium development that is currently under construction. Phase 1, which includes 14-units, is expected to complete in Dec 2005, and Phase 2 is expected to complete in 2006. Website: www.bigwhite.com & www.firelightlodge.com

Status: Construction started
Est. Cost ($ million): 250
First Entry: Dec 1997
Project ID: 283
Start: Jun 1992
Finish: Summer 2009
Last Update: Jun 2005

Kelowna

Conservatory Towers
Vintage Properties Ph: (250) 869-1832
Proposed four structures on a 15 acre site at the corner of Glenmore Rd and Summit Dr. Four structures of 8-, 12-, 16- and 20-storeys and 2-storey townhouses for a total of 1.25 million sq ft will eventually house 1,200 people and include a 150-bed extended-care facility, 2 acre tropical indoor garden, 40,000 sq ft of commercial space and amenities. All permits have been issued. A 91-unit condominium is the first building under construction, and is expected to complete in Jun 2006.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 271
Start: Feb 2005
Finish: 2011
Last Update: Mar 2005

Merritt

Highway 97A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Upgrades on Hwy 97A at the Swan Lake interchange and Larkin Rd to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from two to four lanes from new overpass to Larkin Rd completed in Nov 2004. Phase 2: increasing from two to four lanes between Larkin Rd to Pleasant Valley Rd is in the design stage.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2002
Project ID: 803
Start: Aug 2003
Finish: Fall 2006
Last Update: Dec 2004

Merritt

Active Mountain Resort
Active Mountain Entertainment Corp. Ph: (604) 525-3330
Extensive development for the current site of the Merritt Mountain Music Festival includes a 150-room hotel and convention centre, 200 houses, 95 townhomes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex. Plans also include a 6,000-seat amphitheatre, outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, brewery, 7 acre man-made lake, film and sound studios, a 350-seat arts theatre, and other services. Phase 1 (golf course and amphitheatre) has received approval from the Agricultural Land Commission. A 48 unit condominium project has started construction. Website: www.activemountain.com

Status: Construction started
Est. Cost ($ million): 250
First Entry: Dec 2000
Project ID: 716
Start: Spring 2005
Finish: 2009
Last Update: Jun 2005

Osoyoos

Spirit Ridge Vineyard Resort and Spa
Bellstar Development Inc. Ph: (604) 408-6511
Resort development to include 30 villas and the Desert Suites, which will include 64 condominiums units in a 3- and 4-storey building. The villas, marina and pool are currently under construction and expected to complete in late Summer 2005. Desert Suites and the Spirit Lodge are expected to start construction in Summer 2005. The facilities building will include a restaurant, spa and meeting facilities. Website: www.spiritridge.ca

Status: Construction started
Est. Cost ($ million): 18
First Entry: Jun 2005
Project ID: 1380
Start: Summer 2004
Finish: Jan 2006
Last Update: Jun 2005

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Osoyoos

Village on the Lake
VOTL Development Ltd Ph: (403) 244-8818 (Architect)
Proposed development to include 32-units of townhomes and condominiums, 12 resort villas, a 55-room hotel, 5 commercial/retail spaces, and lounge facilities located on approx 5 acres. Plans also include 2 pools, games room, a fitness centre, and a private pier with boat moorage for residents. Architect: Arup Datta Architect Ltd. Website: www.villageonthelake.ca

Status: Construction started — Start: Jul 2005
Est. Cost ($ million): 25 — Finish: Summer 2007
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1313

Osoyoos

Casa del Lago Pioneer Village
Co-operators Development Corp & VanTel/Safeway Credit Union
Ph: (250) 495-8020
109 condominiums and 67 townhouses located at 7600 Cottonwood Dr on Osoyoos Lake. Project is being developed in two main phases, Phase North and Phase South. Phase North completed in late Mar 2005. Phase South is under construction. Additional amenities include an outdoor pool and a recreation centre. Architect: Hywel Jones. Website: www.casa-del-lago.ca

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 40 — Finish: Summer 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1171

Osoyoos

The NK'MIP Project
Osoyoos Indian Band Ph: (250) 495-2684
Development of a 1,200 acre parcel on Osoyoos Lake to include an RV park, desert heritage and interpretative centre, a 9-hole golf course, a winery, 125-room boutique hotel, and a store/gas bar with other tourist attractions. An all-season RV park with 72 new fully-serviced sites is in operation as part of 300 existing sites. Phase 1 of the heritage centre is complete. Also completed is the 6,000 sq ft Nk'mip (pronounced Inkameep) winery and the 9-hole golf course. The Spirit Ridge Vineyard Resort (quarter share villas and condos) with a spa started construction in Dec 2004 and is expected to finish in Fall 2005. Website: www.nkmipdesert.com

Status: Construction started — Start: Fall 2000
Est. Cost ($ million): 25 — Finish: Early 2006
First Entry: Dec 2000 — Last Update: Jun 2005
Project ID: 698

Peachland

Lakeshore Gardens Residential Resort
R480 Enterprises Ltd. Ph: (250) 767-5253
101 condominiums in a 3-storey building located at 3996 Beach Ave on Lake Okanagan. Additional amenities include a swimming pool, fitness and barbecue centres and meeting room. Architect: HMA Architects. The first phase will complete in Jul 2005. Website: www.lakeshoregardens-peachland.com

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 20 — Finish: Jul 2006
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1169

Penticton

Lakeview Terraces Condominiums
Lakeview Terraces Joint Venture Ph: (250) 493-0940
50 resort-style condominiums in 4 terraced buildings at 250 Marina Way is being coordinated with a $1.5 million upgrade by the City of Penticton along the eastern portion of the Okanagan Lake waterfront. General Contractor: Greyback Construction Ltd.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 20 — Finish: Oct 2005
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1234

Summerland

Summerland Seniors Village
Interior Health Authority Ph: (250) 862-4200
146-unit seniors care facility on a 4.5 acre site on Atkinson Rd. Project Manager: Retirement Concepts (Vancouver).

Status: Construction started — Start: Dec 2004
Est. Cost ($ million): 22 — Finish: Jan 2006
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1245

Summerland

Aston Summerland Resort
Summerland Resort Properties Ltd. Ph: (604) 657-0251
76-unit luxury suite strata hotel on Lake Okanagan near Summerland beside the yacht club. Amenities include an outdoor pool, spa, barbecue area, coffee bar, and fitness room. Phase 1, the 47-unit Developer, is under construction and expected to complete in Jul 2005. Phase 2, which contains of 29-suites, is expected to start construction in late 2005. Architect: Cornerstone Architecture. Website: www.summerlandresort.com

Status: Construction started — Start: May 2003
Est. Cost ($ million): 15 — Finish: Apr 2006
First Entry: Sep 2002 — Last Update: Mar 2005
Project ID: 835

Vernon

Adventure Bay Point
Paul Gaskin Ph: (250) 550-3575 (City of Vernon)
Development to include 300 units (100 strata, 200 apartments) in 6-4 story buildings with common recreation facilities. In 2005, single family dwellings are being built on Okanagan Landing Road and building permits have been issued for the apartments. Phase 1 will complete in 2006.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 25 — Finish: 2008
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1460

Vernon

White Eagle Destination Resort
ShuttleWorth Developments Ph: (250) 545-1361 (City of Vernon)
Proposed resort development to include a 100-room hotel and possibly a casino and marina on land within the Okanagan Indian Band reserve, south of Westside Rd and Hwy 97. Phase 1, which includes a 300-site RV park and campground, is under construction. Other components are not expected to start construction until late summer 2005.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 40 — Finish: Summer 2006
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1338

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Vernon

Anderson Business Park
Ph: (250) 545-1361 (City of Vernon)
The business park is located north of 48th Ave (Silver Star Rd) and east of Hwy 97 (32nd). Plans include a Real Canadian Superstore (170,000 sq ft), Home Depot, Kal Tire, A & W restaurant, Rona, retail shopping complex, call centre, bank and tourist service buildings. Construction has started on a number of buildings. Drawingsare still needed for VanDevCo office building and TD Bank Centre, 48th and Hwy Vernon Toyota with construction planned to complete in Spring 2006.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 1004

Vernon

Middleton Mountain Neighbourhood
Bear Paw Construction Ph: (250) 545-1361 (City of Vernon)
The Middleton Mountain Neighbourhood on the upper Kosmino lands will include single- and multi- family homes. Approval was given for 140 singles and multi-family dwelling lots. Several developers are part of the overall project.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 40 — Finish: 2008
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 1005

Vernon

Silver Star - Foothills Residential Development
Freestone Enterprises Ph: (250) 558-5842
Residential development which includes several hundred lots with single- and multi-family homes, a village/ commercial area and park sites. Copper Mountain Place, a residential area with single-family dwellings, and the Fortress Crescent, neighbourhoods are complete. The Foothills Place and Foothills Crescent neighbourhoods are also recently completed. Construction is on schedule.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 40 — Finish: Summer 2009
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 1006

Vernon

The Rise Resort and Residential Development
Okanagan Hills Development Corp. Ph: (866) 383-5111
A proposed major golf course with resort and residential accommodation. Located above Bella Vista, the resort consists of 735 acres and will include a Fred Couples-designed 18-hole golf course, commercial winery, retail village, 550 hotel suites and cottages, and 660 single-family homes and townhouses. Plans also include tennis and equestrian centres. Phase 1 includes the golf course, vineyards, and 100 building lots and 45 villas. Website: www.therise.ca

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 1000 — Finish: 2013
First Entry: Sep 2003 — Last Update: Jun 2005
Project ID: 1003

Vernon

Predator Ridge Golf Resort Development
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2,120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1,200 acre site. Phase 1, a 237-unit single- and multi-family subdivision is completed. Phases 2 and 3, each of which included 27-units, completed construction in spring 2005. Architect: The Hulbert Group. Website: www.predatorridge.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 500 — Finish: 2014
First Entry: Jun 1999 — Last Update: Jun 2005
Project ID: 576

Vernon

Silver Star Ski Resort Expansion
Silver Star Mountain Resorts Ltd & Concert Properties Ltd
Ph: (250) 765-3101
As part of a ten-year resort master plan, there are numerous ongoing projects. Concert Properties built 12 townhomes and a 40-unit condominium building in 2003. Phase 1 of the 53-unit Snowbird Lodge in the Village began construction in Spring 2004 and is expected to complete in Dec 2005. Phase 2 of Snowbird Lodge will contain 60-units and be completed by Dec 2007. The newest neighbourhood, the Ridge, will have approx 100 building lots with provision for single-family and duplex homes. Website: www.skisilverstar.com

Status: Construction started — Start: 1999
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Jun 1999 — Last Update: Mar 2005
Project ID: 559

Vernon

First Okanagan Shopping Centre
Callaway Real Estate Investment Trust Ph: (250) 542-1199 (Architect)
'Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Several buildings in Phases 1 to 6 are complete. There are 45,000 sq f left to develop. Architect: McDonell Quiring Neuman (MQN) Architects.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 40 — Finish: Late 2005
First Entry: Dec 1998 — Last Update: Jun 2005
Project ID: 505

STATUS: COMPLETED

Kelowna

The Pointe at Quail Ridge
Pointe of View Developments Ph: (250) 765-8687
Original project included phased development of approx 880 multi- and single-family units adjacent to existing single-family units, a golf course and lodge. Parts of site were then sold to other developers. Current project includes 116 condominium units in two 4-storey wood frame buildings next to the Okanagan Golf Club. Additional amenities include a pool and hot tub.

Status: Completed — Start: Fall 2003
Est. Cost ($ million): 15 — Finish: Apr 2005
First Entry: Jun 1998 — Last Update: Jun 2005
Project ID: 447

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3. Thompson/Okanagan

Penticton

Okanagan Lake Park Highway Improvements
Ministry of Transportation Ph: (250) 356-7707
Widening of a 5 km section of Hwy 97 to provide four lanes between Peachland and Summerland. Project was awarded to Emil Anderson Construction.

Status: Completed
Est. Cost ($ million): 16
First Entry: Jun 2003
Project ID: 971

Start: Apr 2004
Finish: May 2005
Last Update: Jun 2005

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Kootenay Development Region

Updated July 18, 2005
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2004) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.8	29.2	12.6	45.3	35.9	20.9	152.8	60.8	0.405	0.223	0.628	1996
2001	6.9	26.9	14.7	39.0	41.2	22.8	151.5	63.3	0.356	0.241	0.597	2001
2006	6.2	23.1	16.5	36.7	47.0	25.0	154.5	69.3	0.293	0.250	0.543	2006
2011	7.1	19.5	14.6	39.0	49.5	28.1	157.8	74.7	0.258	0.273	0.531	2011
2016	7.6	18.7	12.4	42.0	46.7	33.3	160.7	78.1	0.260	0.329	0.590	2016
2021	7.3	19.9	10.1	44.3	42.2	38.7	162.5	79.0	0.281	0.401	0.682	2021
2026	6.5	20.6	9.8	41.8	40.5	43.4	162.7	78.9	0.295	0.472	0.766	2026
2031	5.9	19.7	10.9	36.4	42.8	45.7	161.4	79.6	0.284	0.507	0.791	2031

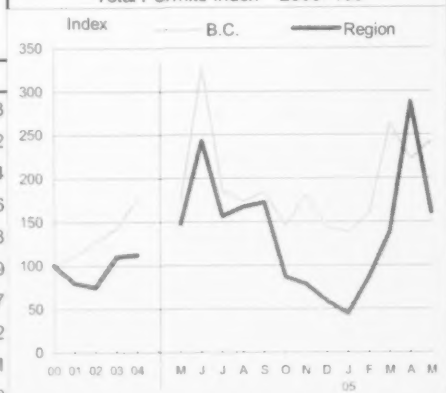
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	244.8	98.6	18.0	63.6	17.0	146.2	1,274
2000	219.0	87.0	27.8	44.0	15.3	132.0	1,036
2001	174.3	61.9	8.8	18.3	34.7	112.4	803
2002	164.2	35.1	6.5	23.5	5.0	129.1	789
2003	239.4	58.8	6.7	28.6	23.5	180.7	1,057
2004	244.7	71.1	13.9	33.4	23.8	173.6	892
YTD May '04	69.1	10.8	1.5	4.2	5.1	58.3	311
YTD May '05	130.9	13.4	3.6	7.7	2.2	117.4	608

Total Permits Index 2000=100



Not all projects require a building permit, not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary, month previous to latest month is revised.

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Kootenay Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Kootenay		**151,487**	**152,370**	**153,398**	**153,256**
Cranbrook	C #	19,281	19,580	19,564	19,608
Nelson	C #	9,703	9,637	9,765	9,784
Trail	C	7,905	7,989	7,925	7,816
Castlegar	C #	7,307	7,302	7,256	7,755
Kimberley	C	6,767	6,772	6,792	6,927
Fernie	C	4,812	4,896	4,901	5,040
Creston	T	5,004	4,993	5,042	5,039
Grand Forks	C #	4,230	4,163	4,163	4,173
Sparwood	DM	3,978	4,006	4,002	3,988
Rossland	C #	3,804	3,773	3,760	3,680
Invermere	DM #	2,983	3,016	3,122	3,140
Elkford	DM	2,702	2,697	2,703	2,676
Fruitvale	VL	2,114	2,085	2,110	2,056
Nakusp	VL	1,772	1,783	1,787	1,785
Warfield	VL	1,815	1,810	1,770	1,746
Salmo	VL	1,169	1,178	1,156	1,137
Montrose	VL	1,114	1,115	1,112	1,087
Kaslo	VL	1,077	1,058	1,066	1,068
Radium Hot Springs	VL	608	643	699	747

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Castlegar

Arrow Lakes Generating Station Intake Channel Reconstruction
Columbia Power Corporation Ph: (250) 365-8585
Major repairs to the 1500 m concrete lining of the intake to the Arrow Lakes Generating Station (formerly named the Keenleyside Dam) which was completed in Spring 2003). Temporary repairs are underway. Permanent repairs to be undertaken in late 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1130
Start: Late 2005
Finish: Fall 2006
Last Update: Sep 2004

Cranbrook

College of the Rockies Cranbrook Campus Expansion
College of the Rockies Ph: (250) 489-8243
Proposed expansion to the Cranbrook campus of the College of the Rockies. Funding has been approved. Website: www.cotr.bc.ca

Status: Proposed
Est. Cost ($ million): 17
First Entry: Jun 2005
Project ID: 1407
Start: ?
Finish: ?
Last Update: Jun 2005

Cranbrook

Cranbrook Airport Expansion
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed extension to the airport runway of approx 1,500 m and a 1,100 sq m expansion of the existing terminal.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 930
Start: Fall 2005
Finish: Spring 2007
Last Update: Mar 2005

Fernie

Elk River Golf Resort
Elk River Developments Ph: (250) 423-1313
18-hole golf course, designed by the Greg Norman Group, and 1,500 single- and multi-family residential units located on the southwest slopes of the Elk River near Fernie. Project designs have been approved and site preparation began in Spring 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1098
Start: Jul 2005
Finish: Late 2006
Last Update: Mar 2005

Fernie

Blackstone Resort Development
Schickedanz Properties Ph: (403) 278-8850
A maximum of 1,484 equivalent residential units. Single- and multi-family residential and accommodation development, condominium hotels, 120-room hotel and conference centre, mixed use residential, a clubhouse, 4.7 acre spa and wellness centre, 1.9 acre entertainment centre, recreation amenities, and a 2 acre commercial development. A resort-oriented 18-hole golf course and driving range, designed by the Greg Norman Group, with a mixed commercial/ accommodation clubhouse will also be built. The project is in the planning stages. Part of the area is rezoned, however an additional area is being included in a rezoning application.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 832
Start: Fall 2005
Finish: 2009
Last Update: Jun 2005

Fernie Region

Southeast Lodgepole Mine
Cline Mining Corporation Ph: (705) 560-8100
Proposed mine to produce 1 to 1 million tonnes of coal per year. Currently in the early development stage. early development stage. An application for mine development is expected in Nov 2005.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1231
Start: Spring 2007
Finish: 2009
Last Update: Jun 2005

Grand Forks

Greenwood Gold/Copper Mine
Merit Mining Corp. Ph: (604) 694-2344
Proposed gold and copper mine to produce approx 70,000 tonnes/yr at a location west of Grand Forks. Project will include one central mill and two mining sources, and is in an advanced exploration stage. Website: www.meritminingcorp.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1341
Start: ?
Finish: ?
Last Update: Mar 2005

Grand Forks

Cascade Heritage Power Park
Sea Breeze Power Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that closed in 1919. The new plant will include a museum and walking trails to recognize the historic site. Currently in Environmental Assessment Act review. A final decision from the provincial government is anticipated by Fall 2005.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1998
Project ID: 509
Start: Fall 2005
Finish: Fall 2007
Last Update: Jun 2005

Invermere area

Jumbo Glacier Alpine Ski Resort
Glacier Resort Ltd. Ph: (604) 662-8833
Development proposal for a 5,925 ha controlled recreation area on four glaciers in the Jumbo Valley near Invermere. Plans to develop a 104 ha resort area including lift access to the glaciers, ski lodge and tourist resort facilities, hotels, retail shops, restaurants and single-family residences will be constructed in three-phases. The final size of the resort is 6,250 beds, including 750 beds for staff accommodation. The first phase would include two chairlifts, a gondola and three T-bars. Project was given Environmental Assessment approval in mid-Oct 2004, enabling the Master Development Agreement to proceed. Project must undergo a review by Land and Water BC and receive approval from the East Kootenay Regional District. Rezoning is expected to be applied for in late 2005. The BC Supreme Court is considering a petition to quash the Environmental Assessment Act approval. Website: www.jumboglacierresort.com

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Project ID: 293
Start: Summer 2006
Finish: 2026
Last Update: Jun 2005

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Radium

Elk Park Ranch Housing Development
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, a large recreational vehicle park, swimming pool, mini-golf and water park. Infrastructure for housing is complete. The proposal is being redesigned, which will require a boundary extension (awaiting final approval by the Province), rezoning and permitting.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 514
Start: Spring 2006
Finish: 2009
Last Update: Jun 2005

Trail

Waneta Power Plant Expansion
Columbia Power Corp. Ph: (250) 953-5179
A 300 to 400 MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion (see separate entry). Currently expected to submit an application under the BC Environmental Assessment Act review process in summer 2005.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Project ID: 699
Start: Summer 2007
Finish: 2011
Last Update: Jun 2005

STATUS: ON HOLD

Nakusp

Arrow Lakes/Needles Bridge
BC Ministry of Transportation Ph: (250) 953-4941
A 1088 m bridge across the Lower Arrow Lake south of Nakusp at the Needles - Fauquier location is being considered. The Project proceeded to the detailed design phase, after three conceptual design submissions were considered by the BC Ministry of Transportation. A review of costs was completed in May 2005. New cost estimates are under review.

Status: On hold
Est. Cost ($ million): 64
First Entry: Jun 2005
Project ID: 1415
Start: ?
Finish: ?
Last Update: Jun 2005

STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Expansion Power Project
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 120 MW capacity (203 GWh/year). The design-build proposal was awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium).

Status: Construction started
Est. Cost ($ million): 167
First Entry: Sep 1997
Project ID: 508
Start: Summer 2003
Finish: Summer 2006
Last Update: Mar 2005

Cranbrook

Elko Sawmill Upgrade
Tembec Industries Inc. Ph: (250) 426-6241
Proposed upgrading to the Elko Sawmill includes upgrades to both of the primary saw lines and secondary processing equipment.

Status: Construction started
Est. Cost ($ million): 17
First Entry: Dec 2004
Project ID: 1229
Start: Late 2004
Finish: Oct 2005
Last Update: Jun 2005

Fernie

Fernie Alpine Resort Ltd.
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre, express quad lift, and a number of facilities and accommodations are completed. Start of construction on the sixth and final lodge in the group, the Juniper, has not be determined. The sewage treatment plant has been rebuilt. Bear Paw Lodges, Timber Landing subdivision, Snow Creek cabins, Polar Peak Lodges, and other developments are awaiting infrastructure improvements. New development will occur after infrastructure planning is completed. Estimated capital cost is over 10 years. No further construction is expected to occur until 2006.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 292
Start: Spring 1998
Finish: 2008
Last Update: Mar 2005

Invermere

Panorama Mountain Village
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion includes The Lookout (24 townhomes) which is under construction and expected to complete May 2006, and Trapper's Crossing, which has 35-units in its first phase, and is expected to start construction in Jul 2005.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 300
Start: Apr 1997
Finish: 2010
Last Update: Jun 2005

Kimberley region

Kimberley Ski Resort
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar and grill is complete. Polaris Lodge, which includes skier services and accommodation, is complete. 300 more residential units are expected to be built in the next few years. The Northstar Mountain Chalets, a 90-unit development, is under construction and expected to complete in Fall 2005. Timberstone Lodge construction has been delayed and is expected to start in Fall 2005.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 393
Start: Fall 1998
Finish: 2008
Last Update: Mar 2005

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Nelson

Nelson Complex Care Facility
Interior Health Authority Ph: (250) 354-3030
A new 85-bed complex care facility for Nelson. Park Place Seniors Living was selected as the proponent in Summer 2004. The existing Mount St. Francis land is being used for the facility.

Status: Construction started
Est. Cost ($ million): 63
First Entry: Sep 2000
Project ID: 695
Start: Sep 2004
Finish: Sep 2005
Last Update: Mar 2005

Radium

Bighorn Meadows Resort
Glacier Lake Mgmt Corp. Ph: (888) 766-9637
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. Phase 1 and 2 are complete. Construction is underway on Phase 3, a 16-unit building, which is expected to complete in Aug 2005. Phase 4, a 16-unit building, completed in Mar 2005. Phases 5 and 6 are underway. Phases 7 - 8 include more condos, and Phase 9 is a 50-unit condominium hotel. Website: www.bighornmeadows.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 513
Start: Late 2003
Finish: 2009
Last Update: Jun 2005

Rossland

Red Mountain Ski Resort Expansion
Red Resort LP Ph: (250) 362-5199
Proposed development to be constructed in 5 phases over 10 years. Resort will be expanded from 1,200 acres to more than 4,000 acres. Plans include upgrading ski lifts and expanding ski terrain. Residential developments include 1,300 housing units, including 100 single-family lots as well as condominium and hotel units. Phase 1 includes a ski services building with 30 condominium units, and a 64-unit condominium development in two buildings. Website: www.redresort.com

Status: Construction started
Est. Cost ($ million): 750
First Entry: Dec 2004
Project ID: 1220
Start: Jun 2005
Finish: 2015
Last Update: Jun 2005

Trail

Electricity System Upgrades
Fortis Inc. Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next 5 to 7 years. Phase 1 was completed Apr 2003 and replaced a multi-circuit, 60 kV transmission corridor from South Slocan to Warfield with a modern single-circuit, 230 kV line. Phase 2, will involves replacing related switching stations and substations, is complete. Phase 3, a $70 million substation in the south Okanagan area, is under construction and expected to complete in Dec 2005. Substation will consist of two new transformers, related breakers, a control building, as well as ancillary system improvements. Phase 4 ($80 million) includes ongoing upgrades to other generating facilities and will finish by 2008.

Status Construction started
Est. Cost ($ million): 244
First Entry: Dec 1999
Project ID: 627
Start: Sep 1999
Finish: 2008
Last Update: Mar 2005

Trail area

Waneta Power Plant Upgrade
Teck Cominco Ltd. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Power Plant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. The first turbine upgrade was completed in Fall 2002. Installation of second turbine completed in Oct 2003. Third turbine installation was originally expected to complete in Fall 2004, but will now complete in Fall 2006.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Sep 1997
Project ID: 301
Start: Aug 2002
Finish: Fall 2006
Last Update: Sep 2004

Windermere

Eagle Ranch Golf Resort
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000 sq ft) will be constructed in several phases. The clubhouse started construction in Summer 2004 and is expected to finish construction in Jul 2005. Phase 1: lodge, pool, fitness facility, and food services is expected to start construction in Fall 2005, as well as condo units around the Windermere Valley Golf Course. Architect: Marshall & Associates (Calgary).

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2001
Project ID: 752
Start: Summer 2004
Finish: Spring 2006
Last Update: Mar 2005

STATUS: COMPLETED

Trail

Seven Mile Dam Siesmic Upgrade
BC Hydro Ph: (250) 489-6862
Dam upgrade at the Seven Mile Dam on the Pend dOreille River entails anchoring the dam to the underlying bedrock with post-tensioned steel anchors drilled through the concrete into the bedrock.

Status: Completed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1132
Start: Late 2002
Finish: Apr 2005
Last Update: Jun 2005

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Cariboo Development Region

Updated July 18, 2005
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2004) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

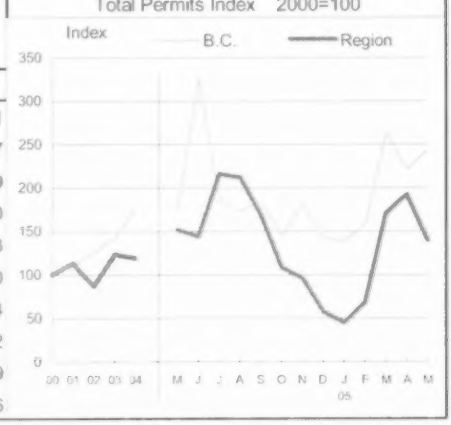
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.650	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.9	29.0	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.6	36.0	11.6	172.9	61.7	0.439	0.104	0.543	1996
2001	10.2	34.2	17.3	50.9	41.1	14.3	168.0	63.7	0.406	0.131	0.537	2001
2006	8.9	31.4	20.0	49.6	48.0	17.3	175.1	71.3	0.343	0.147	0.490	2006
2011	9.8	27.9	18.7	52.7	52.6	21.1	182.8	78.6	0.304	0.170	0.474	2011
2016	10.3	26.1	17.0	55.0	53.3	26.9	188.7	84.2	0.291	0.215	0.505	2016
2021	10.1	27.0	14.5	56.9	51.7	33.2	193.4	87.8	0.301	0.270	0.571	2021
2026	9.4	27.8	13.4	55.2	51.4	39.0	196.1	89.4	0.310	0.326	0.636	2026
2031	8.7	27.0	14.5	49.7	53.9	43.1	196.9	91.3	0.302	0.365	0.667	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1997	216.7	97.5	10.5	65.3	21.8	119.1	1,081
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	124.4	61.0	12.5	16.8	31.6	63.4	469
2000	101.8	59.8	7.5	22.4	29.9	42.0	260
2001	115.2	81.2	4.0	21.3	55.9	34.0	183
2002	88.5	45.7	10.2	25.7	9.8	42.8	240
2003	125.4	89.6	6.5	52.0	31.2	35.8	204
2004	121.2	59.6	16.2	32.3	11.1	61.6	362
YTD May '04	36.0	17.8	3.0	14.6	0.2	18.2	99
YTD May '05	52.3	22.9	2.4	11.5	9.0	29.4	166



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Cariboo Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Cariboo		**167,989**	**167,766**	**169,025**	**171,695**
Prince George	C	75,568	75,287	76,597	77,721
Williams Lake	C #	11,639	11,621	11,561	11,833
Quesnel	C	10,481	10,403	10,323	10,417
Mackenzie	DM	5,433	5,435	5,382	5,444
100 Mile House	DM	1,815	1,819	1,811	1,823
Valemount	VL	1,247	1,265	1,247	1,244
McBride	VL	742	733	724	741
Wells	DM	245	246	240	261

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

108 Mile Ranch

Hills Health Ranch Expansion
Hills Health and Guest Ranch Ltd. Ph: (250) 791-5225
Proposed expansion to the 108 Mile Ranch health facility. Plans include 250 housing units and a village which would include a variety of health and wellness services, such as fitness facilities, spa services, health professionals, restaurants and retail outlets.

Status: Proposed — Start: Fall 2005
Est. Cost ($ million): 40 — Finish: 2020
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1227

Mackenzie region

Mt Milligan Copper/Gold Mine
Placer Dome Inc. Ph: (604) 682-7082
Proposed copper/gold mine located 150 km northwest of Prince George with a reserve of approx 370 million tonnes. Project had received approvals, and is reactivating. Ten test holes were drilled in Summer 2004, and an upgraded feasibility study will finish by late 2005. Based on the results of the study, the company will decide whether to proceed with the development.

Status: Proposed — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Sep 1997 — Last Update: Jun 2005
Project ID: 326

Prince George

Duchess Park Secondary School Replacement
School District 57 (Prince George) Ph: (250) 561-6800
Proposed replacement of the Duchess Park Secondary School. Provincial funding has been approved.

Status: Proposed — Start: 2008
Est. Cost ($ million): 18 — Finish: Early 2010
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1409

Prince George

UNBC Northern Sports Centre
University of Northern British Columbia Ph: (250) 960-5555
Approx 80,000 sq ft sports centre to include a gymnasium and 200 m four-lane indoor track with spectator seating, and an indoor field. Plans also include an athletes service area for training athletes, and will include areas for strength training, physical therapy, meeting rooms and coaching office. Provincial government is contributing $20.5 million to the project.
Website: www.unbc.ca/nsc

Status: Proposed — Start: Fall 2005
Est. Cost ($ million): 32 — Finish: Spring 2007
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1315

Prince George

Ethanol Plant
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. The company is working on the conditions, and obtaining financing.

Status: Proposed — Start: 2007
Est. Cost ($ million): 20 — Finish: 2009
First Entry: Mar 2002 — Last Update: Jun 2005
Project ID: 802

Prince George To Cache Creek

Cariboo Connector - Highway 97 Improvements
BC Ministry of Transportation Ph: (250) 828-4297
Proposed major improvements to 460 km of Hwy 97 between Prince George and Cache Creek. Plans include widening the highway to four lanes on several sections, as well as a $33 million project to widen the Simon Fraser Bridge in Prince George. Capital cost is approved for the first phase to start design for target completion in 2007. This phase includes: four-laning of three km sections at: Old Cariboo to Buckhorn-Damms Road and Plett Road south of Prince George and a two km section (Red Bluff Road) south of Quesnel, and improving the Simon Fraser Bridge near Prince George to add two lanes, which will commence engineering work this year.

Status: Proposed — Start: Early 2006
Est. Cost ($ million): 200 — Finish: 2011
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1375

Quesnel

Wood Manufacturing Plant
Ainsworth Lumber Ph: (604) 661-3200
Preliminary plans for two mills (also see project id 1424 Vanderhoof) to absorb 1.4 million cubic metres per year of wood from forests in Quesnel and Vanderhoof. Each mill would produce 500 million cf/yr. One mill could produce Oriented Strand Board. Licences for the timber have been acquired, however decisions on the mills will be made after further consultation.

Status: Proposed — Start: ?
Est. Cost ($ million): 200 — Finish: ?
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1417

Valemount

Canoe Mountain Resort Developments
Sunrise International Inc. Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Development to be undertaken in four phases and completed over 12 to 20 years, depending on the market. Phase 1 would include the gondola, a hotel and a 9-hole golf course, and would be complete in 3 to 5 years. Project has gone through changes made to the OCP. The Master Plan was approved by Land and Water BC in Dec 2003. Land clearing began in Spring 2004. Zoning and subdivision approvals are required.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 100 — Finish: 2020
First Entry: Mar 2000 — Last Update: Mar 2005
Project ID: 649

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5. Cariboo

Valemount To Burnaby

Trans Mountain Expansion (TMX) Pipeline
Terasen Pipelines Inc. Ph: (403) 514-6638
Terasen plans to build a new pipeline in stages, called TMX, along the existing Trans Mountain Line from Edmonton, Alberta to Burnaby, BC or the north coast of BC, which would eventually carry 640,000 barrels/day to BC, with connections to Washington refiners. The pipeline would loop Terasen's existing 1150 km, 60 cm pipeline with a new 76 cm pipeline. The first phase, from Edmonton to Valemount, BC may complete in 2008, unless market conditions indicate that the second stage should proceed as well, then both would be in service by 2009. Stage 3 would be in service by 2011. TMX may also be accessing a new northern leg in BC to a potential new deepwater port on the north coast. Environmental studies and consultation are underway. Regulatory approval applications will be filed in late 2005. Total capital cost is estimated at $600 to $700 million per stage. Capital cost below is estimated for BC portions. Website: www.tmxproject.com

Status: Proposed
Est. Cost ($ million): 1600
First Entry: Jun 2004
Project ID: 1197
Start: Spring 2006
Finish: 2011
Last Update: Jun 2005

Wells

Cariboo Gold Project
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3,000 tonnes/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. Bulk sampling on the Bonanza Ledge has been conducted. Detailed mine design of the Bonanza Ledge-Barkerville Mountain is expected to be completed in 2005. Terms of reference for entry into the BC Environmental Assessment process have been submitted and an application is expected by late 2005. Project would employ 150 full-time personnel for 10 years.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 523
Start: Spring 2006
Finish: Summer 2007
Last Update: Jun 2005

STATUS: ON HOLD

Valemount

Terra Nova Hot Springs Resort
Terra Nova Ph: (604) 688-0225
Development of a hot springs resort to include a hotel, spa and conference facilities. Additional development around the hot springs on 100 ha of Crown Land is being considered. An application for a preliminary agreement has been submitted to the Provincial land management agency, and work on a Master Development Agreement began. This development will follow after the start of the Canoe Mountain Resort development (see separate entry). The project is currently on hold.

Status: On hold
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 638
Start: ?
Finish: ?
Last Update: Jun 2005

Williams Lake

Prosperity Gold/Copper Project
Taseko Mines Ltd. Ph: (250) 684-6365
Proposed development of a large gold/copper deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 people and milling 66,000 tonnes/ day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study was completed by Kilborn Engineering Pacific Ltd.

Status: On hold
Est. Cost ($ million): 900
First Entry: Dec 1997
Project ID: 302
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Hixon

Dunkley Lumber Sawmill Expansion
Dunkley Lumber Ltd. Ph: (250) 998-4203
A three phase expansion of the Dunkley sawmill. First phase, a new sawmill, is complete and has started production. Next phases include the construction of new dry kilns and a new planer.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Sep 2004
Project ID: 1063
Start: Summer 2003
Finish: Early 2006
Last Update: Jun 2005

Prince George

UNBC Teaching and Learning Centre
University of Northern British Columbia Ph: (250) 960-5555
A new 92,000 sq ft teaching and learning centre to house eight departments and offer 10 degree programs. The centre will accommodate 433 students and be located at the north of the lab extension, where it will be connected. Plans also include an expansion to the existing library.

Status: Construction started
Est. Cost ($ million): 32
First Entry: Mar 2005
Project ID: 1333
Start: Jun 2005
Finish: Late 2006
Last Update: Jun 2005

Prince George

Prince George Husky Light Oil Refinery Clean Fuels Project
Husky Energy Ph: (403) 298-7088
Upgrade to the existing plant to produce low sulphur gasoline and diesel fuels to meet Canada's new fuel specifications. The current production of 10,000 barrels/day is expected to increase to 12,000 barrels/day. Project includes two phases, the gasoline phase, which will complete in Aug 2005, and the diesel phase, which is expected to complete in Mar 2006. SNC - Lavalin will provide detailed design and construction management for project.

Status: Construction started
Est. Cost ($ million): 73
First Entry: Jun 2004
Project ID: 1129
Start: May 2004
Finish: Mar 2006
Last Update: Mar 2005

Prince George

Prince George Pulp and Paper Cogeneration
Canadian Forest Products Ltd. Ph: (250) 561-3624
BC Hydro and Canfor have agreed to the construction of new generation of up to 390 GWh of electricity at the pulp and paper mill using wood residue. Canfor will install a 48 MW turbo-generator, upgrade electrical and other systems and modify its pulp mill boilers.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Dec 2002
Project ID: 859
Start: Spring 2004
Finish: Apr 2006
Last Update: Mar 2005

Quesnel

West Fraser Sawmill Replacement Project
West Fraser Timber Co. Ltd. Ph: (250) 992-9244
Proposed replacement of the existing Brownmiller Rd sawmill with a new three-line sawmill with a capacity of 500 million board ft, as well as 16,000 sq ft of expanded administrative space. The new sawmill will maximize recovery and optimize productivity from beetle-killed timber.

Status: Construction started
Est. Cost ($ million): 105
First Entry: Jun 2005
Project ID: 1379
Start: May 2005
Finish: Aug 2006
Last Update: Jun 2005

North Coast Development Region

Updated July 18, 2005
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2004) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(.000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.2	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.2	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.066	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.3	24.5	13.6	4.1	71.2	24.4	0.474	0.091	0.565	1996
2001	4.5	14.4	6.5	20.9	14.1	5.0	65.3	23.2	0.455	0.120	0.575	2001
2006	3.8	13.1	7.3	19.3	16.8	5.8	66.1	24.6	0.389	0.134	0.523	2006
2011	4.1	11.5	7.5	19.2	19.3	7.3	68.9	27.1	0.340	0.158	0.499	2011
2016	4.3	10.6	7.2	19.5	20.5	9.3	71.4	29.3	0.318	0.197	0.515	2016
2021	4.3	10.9	6.0	20.5	20.1	11.6	73.3	30.6	0.326	0.248	0.574	2021
2026	4.0	11.3	5.5	20.8	19.1	14.0	74.7	31.3	0.338	0.309	0.647	2026
2031	3.7	11.1	5.9	19.4	19.1	16.2	75.4	32.0	0.335	0.365	0.700	2031

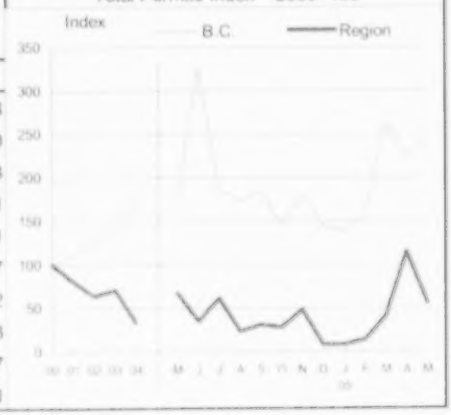
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	Units
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		
	<-- $ Millions -->						
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.5	3.9	4.8	3.7	9.0	43
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
2002	22.1	18.6	0.4	6.9	11.3	3.5	7
2003	24.6	18.7	7.9	9.2	1.6	5.9	12
2004	11.7	6.7	0.3	3.4	3.1	5.0	13
YTD May '04	4.9	2.9	0.2	0.8	1.9	2.1	7
YTD May '05	6.7	4.0	0.1	2.5	1.4	2.7	21



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices)

Note: Latest month is preliminary; month previous to latest month is revised.

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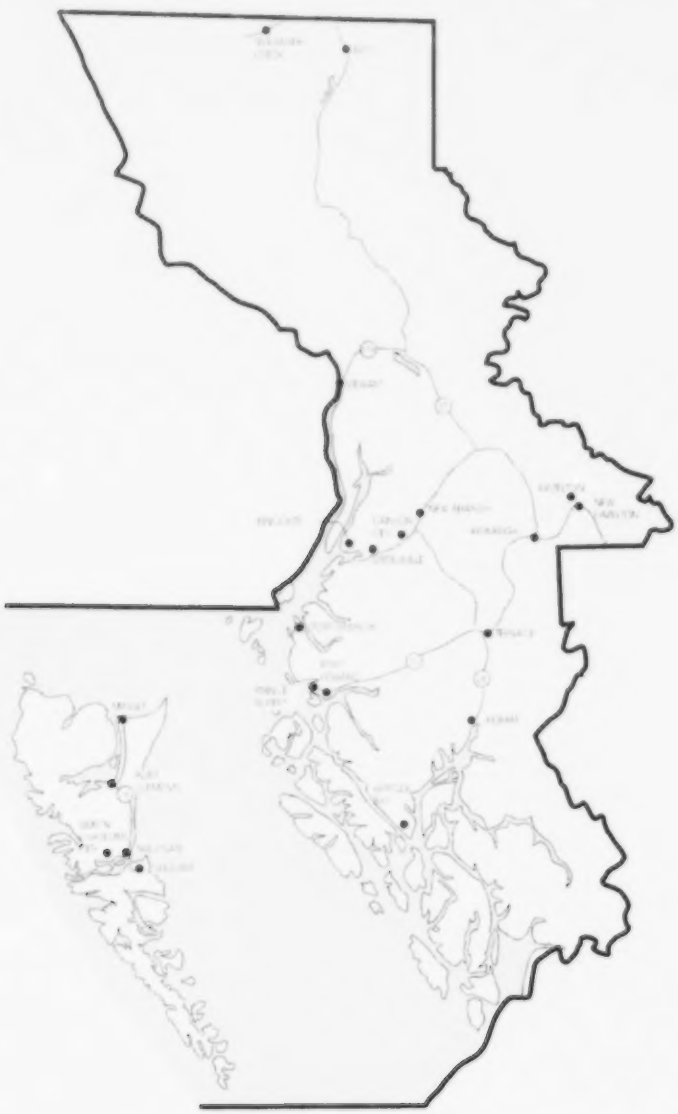
North Coast Development Region



Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
North Coast		**65,301**	**64,771**	**64,760**	**65,131**
Prince Rupert	C	15,282	15,130	14,941	15,020
Terrace	C	12,639	12,520	12,524	12,565
Kitimat	DM	10,733	10,456	10,432	10,449
Masset	VL	966	955	964	965
New Hazelton	DM	783	789	768	763
Stewart	DM	690	698	709	715
Port Edward	DM	688	671	666	658
Port Clements	VL	538	530	526	533
Hazelton	VL	360	362	352	354

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Atlin

Ruby Creek Molybdenum Mine
Adanac Moly Corp. Ph: (604) 531-9639
The Ruby Creek Project is a proposed open pit molybdenum mine situated 24 kilometers northeast of Atlin, BC, which would operate at 20,000 tonnes per day of ore for 20 years and have an overall footprint of approximately 830 hectares. A final resource study was completed in spring 2005. The project will be applying for BC Environmental Assessment Act approval. Website: www.adanacmoly.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1428
Start: Summer 2007
Finish: Spring 2008
Last Update: Jun 2005

Iskut

Red Chris Porphyry Copper/Gold Project
Red Chris Development Co Ltd. Ph: (604) 683-0140
Proposed open pit copper/gold mine 18 km southeast of the village of Iskut, to process 30,000 tonnes/day of ore. The proponent is a subsidiary of bcMetals Corp. Electricity access is currently not available in the region, but the mine may access electricity from the Forrest Kerr hydroelectric project (see separate entry - Region 6 North Coast - Stewart region). A feasibility study by AMEC is completed, and the project submitted a BC Environmental Assessment Act application which review is expected to be completed in late Fall 2005.

Status: Proposed
Est. Cost ($ million): 240
First Entry: Sep 1997
Project ID: 312
Start: Spring 2006
Finish: Fall 2007
Last Update: Jun 2005

Kitimat

Galveston Liquid Natural Gas (LNG) Terminal
Kitimat LNG Ltd. Ph: (403) 264-3330
A proposed liquid natural gas terminal at Emsley Cove, 18 km south of Kitimat, to include facilities for marine offloading, LNG storage, natural gas liquids recovery, re-gasification, and send-out facilities to deliver natural gas into the Pacific Natural Gas (PNG) pipeline. A new 14 km, 30 in pipeline would connect from the facilities to the PNG line. Send out capacity is proposed at 610 MMcf/day. Project has submitted an application for review under the BC Environmental Assessment Act.

Status: Proposed
Est. Cost ($ million): 500
First Entry: Jun 2004
Project ID: 1125
Start: Early 2006
Finish: Nov 2008
Last Update: Jun 2005

Kitimat

Eurocan Power Project
Eurocan Pulp and Paper Ph: (250) 639-3543
New generation of 160 GWh of electricity at the pulp and paper mill using primarily letdown steam supplemented by wood residue and natural gas. The project was selected in Apr 2003 as one of five successful bidders under the BC Hydro customer generation call for proposals; however it was withdrawn from that program and is reconfiguring the project under new BC Hydro rate structures. Funding was approved and the turbine is currently being rebuilt, with civil work to follow.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2002
Project ID: 854
Start: Summer 2005
Finish: Late 2005
Last Update: Jun 2005

Masset

Nai Kun Wind Power Project
Nai Kun Wind Developmnet Inc /ABB New Ventures
Ph: (604) 685 5853
Proposed 700 MW wind power project on the Queen Charlotte Islands. A detailed transmission study is completed and approval obtained to investigate use of the seabed for anchoring the towers. A joint procurement agreement was signed with Cape Wind (a significant wind producer in North America). Website: www.naikun.ca

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Jun 2002
Project ID: 819
Start: 2007
Finish: Summer 2009
Last Update: Jun 2005

Prince Rupert

Prince Rupert LNG Terminal
Prince Rupert Port Authority/Westpac Terminals Inc.
Ph: (403) 920-3277
Westpac has agreed to build and operate a 160,000 to 180,000 dm storage facility and move 300 mcfd of liquefied natural gas (LNG) through existing pipelines on Ridley Island near Prince Rupert. Environmental and regulatory approvals process to commence in Summer 2005.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2004
Project ID: 1287
Start: Summer 2006
Finish: 2009
Last Update: Jun 2005

Prince Rupert

Prince Rupert Port Expansion
Prince Rupert Port Authority Ph: (250) 627-8899
Proposed expansion of the existing port into a state-of-the-art terminal in two phases. The new terminal, upon full build-out, will occupy 150 acres and be able to handle 2 million TEUs. The first phase, which will contain three 120 m high super post-panamex cranes, is expected to be operational by 2006, and the second by 2009. The second phase involves converting the existing Fairview Terminal from bulk, break-bulk and general cargo to containers. It includes installation of container cranes and upgrades to CN's North Main Line to allow double-stack containers. Maher Terminals (New Jersey) was selected as the operator. Contract was awarded in May 2005 for demolition of existing Fairview Terminal buildings. Website: www.rupertport.com

Status: Proposed
Est. Cost ($ million): 500
First Entry: Mar 2003
Project ID: 901
Start: Sep 2005
Finish: 2009
Last Update: Jun 2005

Prince Rupert

Tsimshian Access Project
Prince Rupert City Ph: (250) 627-0963
Original proposal was to construct bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees were expected to recover partial costs of the project. Memorandum of understanding was completed by the provincial and federal governments, the City of Prince Rupert and two native bands. A phased approach to route selection and design will occur. A feasibility study was completed in Apr 2004, and the City has received a final report. Project has been changed and will now consist of a system of road works and ferries, and one small bridge. Funding is still under discussion - project delayed.

Status: Proposed
Est. Cost ($ million): 72
First Entry: Sep 1998
Project ID: 479
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2005

6. North Coast

Prince Rupert/Kitimat

Enbridge Condensate Pipeline
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed pipeline from a BC port to Fort McMurray or Edmonton, Alberta to deliver 150,000 barrels/day of an ultra-light condensate for blending with tar sands crude oil. (See project id 929 for the crude oil pipeline proposal.)

Status: Proposed
Est. Cost ($ million): 2500
First Entry: Jun 2005
Project ID: 1413
Start: ?
Finish: ?
Last Update: Jun 2005

Prince Rupert/Kitimat

Gateway Pipeline Project
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1,200 km pipeline from Fort McMurray or Edmonton, Alberta to deliver crude oil to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels/day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Memorandum of understanding was signed in Apr 2005 with PetroChina to buy half of the daily 400,000 barrel capacity. Currently seeking additional customers. Project cost is estimated for BC portion.

Status: Proposed
Est. Cost ($ million): 1900
First Entry: Mar 2003
Project ID: 929
Start: Early 2008
Finish: Late 2009
Last Update: Jun 2005

Stewart

Swamp Point Aggregate Project
Ascot Resources Ph: (604) 684-8950
Proposed aggregate mine near Stewart BC. In the early feasibility investigation stage.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1429
Start: ?
Finish: ?
Last Update: Jun 2005

Stewart

Kitsault River and Homestake Creek Hydro Project
Kitsault Hydroelectric Corp. Ph: (250) 952-6246 (Land and Water BC)
Proposed 14.5 MW hydro facility on the Kitsault River and Homestake Creek. Preliminary design has been completed. Construction of the access road is underway. Website: www.anyox.com

Status: Proposed
Est. Cost ($ million): 21
First Entry: Mar 2005
Project ID: 1295
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Stewart Region

Long Lake Electricity Project
Regional Power/Summit Power Ph: (604) 683-8271
Proposed 16 MW electricity project to generate 105 GWh/yr located near the Big Missouri Mine (ex Premier Mine). An existing reservoir will be refurbished and upgraded to create a larger storage reservoir and include a 7.5 km penstock. The water license issued and a dam safety review is underway. Transmission studies to be initiated next.

Status: Proposed
Est. Cost ($ million): 24
First Entry: Dec 2004
Project ID: 1283
Start: Late 2005
Finish: Early 2007
Last Update: Jun 2005

Telegraph Creek

Galore Creek Gold/Silver/ Copper Mine
Novagold Resources Inc. Ph: (604) 669-6227
The proposed project is located 90 km northeast of Wrangell, Alaska. A prefeasibility level study is scheduled for completion during summer 2005. A processing rate of 60,000 TPD is currently being considered. Road access is part of the prefeasibility study. Concentrate would be shipped out through the port of Stewart and power would be supplied via the BC hydro grid. This years exploration activities started in late May with 7 drill rigs to be on site. Expected to enter the BC Environmental Assessment process in Late 2005. Website: www.novagold.net

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Mar 2004
Project ID: 1074
Start: 2007
Finish: 2010
Last Update: Jun 2005

Telegraph Creek

Mount Klappan Coal Mine
Fortune Minerals Limited Ph: (519) 858-8188
A marketing study has been completed and a feasibility study is underway for the low sulphur anthracite products from this proposed coal mine in northwest British Columbia, 160 km northeast of Stewart. Resources at Mount Klappan are estimated to total 2.8 billion tonnes. An application under the BC Environmental Assessment process is expected in late 2005 or early 2006. Website: www.fortuneminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1081
Start: Fall 2006
Finish: Late 2007
Last Update: Jun 2005

Telegraph Creek

Schaft Creek Porphyry Copper-Gold Mine
Guillermo Salazar
Ph: (250) 356-7475 (Environmental Assessment Office)
Project covers the Schaft Creek area and is located 25 km northeast of the Galore Creek mine proposal (see separate entry). Early feasibility assessments are underway. Property is optioned from Teck Cominco Limited. BC Environmental Assessment Act review likely to be required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1080
Start: Late 2006
Finish: Spring 2008
Last Update: Jun 2005

STATUS: ON HOLD

Prince Rupert

BC Iron and Steelworks Plant
Pacific Iron & Steel Products Ltd.
Ph: (250) 627-8899 (Port of Prince Rupert)
Proposed plant for production output of 1.5 million tonnes/year of steel slabs for export to Asian and U.S markets. Approx 1,000 construction jobs are anticipated and 350 direct jobs when the plant is in operation. Project is on hold.

Status: On hold
Est. Cost ($ million): 750
First Entry: Mar 1998
Project ID: 405
Start: ?
Finish: ?
Last Update: Mar 2005

STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway Improvements
BC Ministry of Transportation Ph: (250) 615-3907
Reconstruction and paving of 92 km of the Nisga'a Hwy from Sand Lake, located 63 km north of Terrace, to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. Approx 60 km of the project have been completed.

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Project ID: 510
Start: Summer 1999
Finish: Oct 2005
Last Update: Mar 2005

Port Clements

North Island Power Plant
North Island Power Corp. Ph: (604) 739-2352
Proposed 7 MW wood-fired power plant at Port Clements on the Queen Charlotte Islands. Power contract with BC Hydro has been obtained. A new partner has been acquired - Wartsila Corporation. Site preparation is currently underway.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 319
Start: Jun 2005
Finish: Nov 2005
Last Update: Jun 2005

Skidegate

Qay'llnagaay Heritage Centre
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Development of ten structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre, which is under construction, will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum, and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Construction of the first long house began in 2003. An eating house is under construction and expected to complete in late Summer 2005. Design of the balance of the buildings is complete. Tender for the project was awarded to Grand Construction on Feb 24, 2004. Architect: David Nairne & Associates.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Project ID: 785
Start: Jul 2003
Finish: May 2006
Last Update: Mar 2005

Stewart

Anyox Hydroelectric Project
Anyox Hydroelectric Corp. Ph: (604) 270-8811
138 GWh hydroelectric project located approx 160 km north of Prince Rupert on Alice Arm. Plans are to build a new powerhouse, turbines, penstock and penstock tunnel, and repair the existing storage dam on the former Anyox mine site. Website: www.anyox.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 864
Start: Spring 2003
Finish: Sep 2007
Last Update: Mar 2005

Stewart Region

Forrest Kerr Hydroelectric Project
Coast Mountain Hydro Corp. Ph: (604) 929-3961
112 MW run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in Mar 2003 and the project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Construction of the access road completed in Nov 2004. Main part of project will start construction in summer 2005.

Status: Construction started
Est. Cost ($ million): 223
First Entry: Sep 2001
Project ID: 777
Start: Summer 2004
Finish: Fall 2006
Last Update: Mar 2005

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Nechako Development Region

Updated July 18, 2005
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2004) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

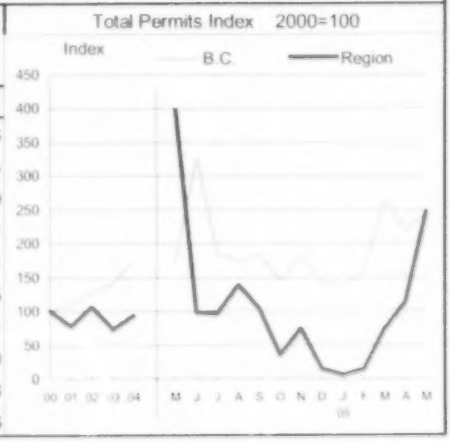
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.1	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.6	1.6	41.5	12.5	0.612	0.065	0.677	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.7	10.2	4.5	14.9	8.4	3.0	44.8	15.4	0.500	0.109	0.609	1996
2001	3.3	9.6	4.5	13.4	9.7	3.5	44.0	15.7	0.467	0.127	0.594	2001
2006	2.9	9.3	5.1	13.0	11.4	4.3	46.0	16.8	0.411	0.144	0.555	2006
2011	3.1	8.5	4.9	13.4	13.1	5.3	48.4	18.4	0.370	0.168	0.538	2011
2016	3.2	8.0	4.9	13.5	14.0	6.6	50.2	19.8	0.346	0.203	0.549	2016
2021	3.1	8.2	4.4	14.3	13.8	8.1	51.9	21.0	0.348	0.249	0.597	2021
2026	3.0	8.3	4.0	14.7	13.4	9.7	53.2	21.7	0.353	0.302	0.656	2026
2031	2.9	8.2	4.3	13.8	13.7	11.2	54.1	22.4	0.351	0.353	0.704	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'men		Units
	<-- $ Millions -->						
1997	41.3	14.2	2.6	8.0	3.7	27.1	236
1998	34.7	15.4	3.2	6.5	5.6	19.3	184
1999	26.1	13.6	1.8	8.4	3.4	12.5	109
2000	23.0	13.3	1.6	8.8	2.9	9.7	71
2001	17.8	10.8	1.1	5.3	4.4	7.0	61
2002	24.3	19.5	5.5	4.0	10.0	4.9	35
2003	16.6	9.8	3.5	3.8	2.4	6.8	51
2004	21.6	13.4	1.3	4.3	7.8	8.2	50
YTD May '04	10.9	9.2	0.0	2.5	6.7	1.7	8
YTD May '05	8.6	4.2	0.9	2.1	1.1	4.5	36



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary, month previous to latest month is revised.

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Nechako Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Nechako		**44,009**	**43,892**	**43,939**	**44,872**
Smithers	T #	5,651	5,673	5,581	5,637
Vanderhoof	DM	4,582	4,591	4,573	4,649
Houston	DM	3,733	3,524	3,577	3,666
Burns Lake	VL	2,027	2,021	2,011	2,016
Fort St. James	DM	2,011	1,989	1,988	1,999
Telkwa	VL #	1,431	1,423	1,428	1,417
Fraser Lake	VL	1,323	1,315	1,282	1,366
Granisle	VL	368	366	353	366

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Atlin

New Polaris Gold Mine
Canarc Resource Corp. Ph: (604) 685-9700
Reactivation and expansion of a former underground gold mine approx 100 km south of Atlin and 60 km east of Juneau, Alaska. Re-modeling, metallurgical testing and engineering of a portion of the gold resources, necessary for a 65,000 opy high-grade underground gold mine, is underway. An infill drilling program started in Fall 2004, to be followed by a feasibility program. A scoping study is underway to access the potential to develop 65,000 oz/year, over the next 3 years. Website: www.canarc.net

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1082
Start: ?
Finish: ?
Last Update: Dec 2004

Atlin region

Tulsequah Chief Mine
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/ silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes/day with reserves sufficient for 10 years. Project received provincial Environmental Assessment Act approval in Dec 2002. Federal government made a preliminary decision in Jan 2005 to conditionally approve the project. Feasibility update halted.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 324
Start: ?
Finish: ?
Last Update: Jun 2005

Kispiox

Stewart - Omineca Resource Road
Tercon Construction Ltd/Consortium Ph: (250) 372-0922
A private consortium including Tercon Construction Ltd, McElhanney Consulting Services Ltd, and Allcon Consultants Ltd is proposing to build and fund the majority of costs for a 145 km new road connecting the Kemess mine northwest of Prince George with a road north of Hazelton to allow connection to ports and highways for resource goods movement. Some government assistance being sought. Very preliminary.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1089
Start: ?
Finish: ?
Last Update: Jun 2005

Smithers Area

Sustut Copper Project
Northgate Minerals Corporation Ph: (604) 681-4004
A proposed open pit copper mine with a 10 km haul road to be located 193 km NE of Smithers. Currently doing exploration work, and is in the pre-application stage of the Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 32
First Entry: Dec 2004
Project ID: 1259
Start: ?
Finish: ?
Last Update: Jun 2005

Vanderhoof

Wood Manufacturing Plant
Ainsworth Lumber Ph: (604) 661-3200
Preliminary plans for two mills (also see project id 1417 Quesnel) to absorb 1.4 million cubic metres per year of wood from forests in Quesnel and Vanderhoof. Each mill would produce 500 million cf/yr. One mill could produce Oriented Strand Board. Licences for the timber have been acquired, however decisions on the mills will be made after further consultation.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2005
Project ID: 1424
Start: ?
Finish: ?
Last Update: Jun 2005

STATUS: ON HOLD

Granisle

Morrison/Hearne Hill Copper-Gold Mine
Pacific Booker Minerals Inc. Ph: (604) 681-8556
Proposed 25,000 tonnes/day ore production for an open pit copper/gold mine 65 km northeast of Smithers and 35 km north of the village of Granisle. The project includes a 20 km powerline, access along existing forestry roads and an all-season barge across Babine Lake to Hwy 16. The project is on hold and is not likely to submit an application under the BC Environmental Assessment Act until early 2007.

Status: On hold
Est. Cost ($ million): 200
First Entry: Jun 2004
Project ID: 1159
Start: 2008
Finish: 2009
Last Update: Jun 2005

Smithers region

Telkwa Coal Project
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes/year of clean coal. Construction workforce averaging 180 employees over 15 to 18 months, and 130 permanent jobs for up to 20 years. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 120
First Entry: Sep 1997
Project ID: 327
Start: ?
Finish: ?
Last Update: Mar 2005

STATUS: CONSTRUCTION STARTED

Vanderhoof Area

Plateau Sawmill Upgrade
Canfor Corporation Ph: (604) 661-5241
Proposed rebuild and expansion to the existing Plateau sawmill in order to handle mountain pine beetle timber, as well as having the flexibility to handle different tree species and log sizes in the future. Plant will be expanded from an annual capacity of 450 mbf to 620 mbf.

Status: Construction started
Est. Cost ($ million): 104
First Entry: Mar 2005
Project ID: 1334
Start: Apr 2005
Finish: Late 2005
Last Update: Jun 2005

Northeast Development Region

Updated July 18, 2005
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2004) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

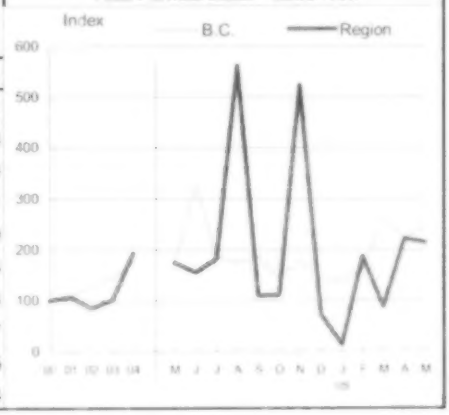
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(.000)	Child	Elderly	Total	
1976	4.5	13.8	6.2	12.8	6.6	2.0	45.9	12.9	0.718	0.079	0.797	1976
1981	5.7	13.9	9.6	17.7	7.7	2.4	56.9	17.8	0.560	0.068	0.627	1981
1986	6.0	13.5	7.6	20.5	8.9	2.8	59.3	20.1	0.529	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.506	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	64.9	22.6	0.487	0.097	0.584	1996
2001	4.7	14.2	6.4	20.7	12.9	4.7	63.4	23.1	0.473	0.117	0.590	2001
2006	4.5	14.0	7.6	20.5	16.1	5.5	68.3	25.2	0.418	0.125	0.542	2006
2011	4.6	13.0	7.7	21.0	19.0	6.8	72.3	27.9	0.370	0.143	0.513	2011
2016	4.8	12.3	7.7	21.5	20.8	8.7	75.7	30.7	0.341	0.173	0.513	2016
2021	4.7	12.5	6.7	22.9	21.0	11.0	78.9	32.7	0.341	0.217	0.559	2021
2026	4.6	12.8	6.4	23.1	20.9	13.8	81.5	34.1	0.344	0.273	0.617	2026
2031	4.4	12.6	6.7	22.0	21.3	16.3	83.3	35.6	0.339	0.326	0.665	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1997	47.6	20.4	0.3	19.3	0.9	27.2	231
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.4	30.4	5.0	22.1	3.3	29.0	330
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.5	34.3	1.7	16.0	16.6	25.2	189
2002	46.7	26.0	5.0	19.5	1.5	20.7	133
2003	55.6	28.1	6.8	19.9	1.3	27.5	253
2004	105.9	69.6	49.0	18.7	1.9	36.3	187
YTD May '04	26.9	15.4	10.3	3.5	1.6	11.5	55
YTD May '05	33.2	15.9	5.0	10.3	0.6	17.3	94



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary, month previous to latest month is revised.

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Northeast Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Northeast		**63,448**	**64,559**	**65,287**	**66,515**
Fort St. John	C	16,734	16,918	16,934	17,280
Dawson Creek	C	11,224	11,175	11,159	11,290
Fort Nelson	T	4,371	4,404	4,437	4,694
Chetwynd	DM	2,704	2,683	2,573	2,722
Tumbler Ridge	DM	1,932	2,418	2,491	2,461
Taylor	DM	1,193	1,234	1,274	1,287
Hudson's Hope	DM	1,084	1,071	1,086	1,156
Pouce Coupe	VL	869	861	861	862

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Chetwynd Area

Dokie Wind Farm Project
Dokie Wind Energy Inc. Ph: (250) 381-1208
Proposed 300 MW wind farm with preliminary plans for 200 1.5 MW turbines on a site south of the WAC Bennett Dam. Currently in the pre-application stage of the Environmental Assessment process. Project plans to submit a bid for the next BC Hydro call for power.

Status: Proposed
Est. Cost ($ million): 450
First Entry: Jun 2005
Project ID: 1389
Start: ?
Finish: ?
Last Update: Jun 2005

Chetwynd Area

Wartenbe Wind Energy Project
Dokie Wind Energy Inc. Ph: (250) 381-1208
Proposed 60 MW wind farm in a location south of the WAC Bennett Dam. Project plans to submit for the next BC Hydro call for power.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Jun 2005
Project ID: 1390
Start: ?
Finish: ?
Last Update: Jun 2005

Chetwynd Region

Lossan Coal Mine
Cline Mining Corporation Ph: (705) 560-8100
Proposed mine to be built in phases to produce 1 million tonnes of PCI (pulverized injection coal) and coking coal annually. Prefeasibility study is underway, and a mine permit application is being prepared.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1230
Start: Early 2006
Finish: 2008
Last Update: Jun 2005

Fort St. John

Winter Sports Facility
Fort St. John City Ph: (250) 787-8150
Proposed facility for a new Olympic speed skating training facility with twin hockey rinks - one NHL-size and one Olympic-size. The new facility will also include athlete services and movable bleachers that will provide seating for up to 1,000 spectators. The Provincial government is contributing funds to the facility.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Jun 2005
Project ID: 1382
Start: Spring 2006
Finish: Fall 2007
Last Update: Jun 2005

Fort St. John

Hotel, Convention and Gaming Centre
0713500 BC Ltd Ph: (250) 787-8150 (Fort St John City)
Proposed 110,000 sq ft hotel, convention and gaming centre to be located on a 2.8 ha site on 112th St. Rezoning has been approved.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2005
Project ID: 1348
Start: Fall 2005
Finish: Late 2006
Last Update: Jun 2005

Mackenzie

Kemess North Expansion
Northgate Mineral Corp. Ph: (604) 681-4004
An expansion project, located 5 km from the current Kemess South Mine, intended to extend the life of the mine, involves the mining of an additional 360,000 million tonnes of copper/gold ore. Northgate completed its final feasibility study of the project in Oct 2004. A federal review panel has been struck for environmental assessment of the project.

Status: Proposed
Est. Cost ($ million): 119
First Entry: Mar 2004
Project ID: 1059
Start: Fall 2005
Finish: Summer 2006
Last Update: Jun 2005

North Of Mackenzie

McGregor River and Herrick Creek Hydroelectric Project
CanGen Power Ltd.
Ph: (250) 952-6246 (Integrated Land Management Agency)
CanGen Power Ltd. is proposing two rubber dam hydro projects: a 40 MW facility on the McGregor River in the Prince George region and a 19 MW facility on one of its tributaries, Herrick Creek. Permit applications are currently under review.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Mar 2005
Project ID: 1293
Start: ?
Finish: ?
Last Update: Jun 2005

Tumbler Ridge Area

Five Cabin Property Coal Mine
Hillsborough Resources Ltd Ph: (604) 684-9288
Proposed coal mine development in the Tumbler Ridge area. Project includes constructing a wash plant and loadout facilities. Very preliminary.

Status: Proposed
Est. Cost ($ million): 140
First Entry: Mar 2005
Project ID: 1354
Start: 2007
Finish: 2009
Last Update: Mar 2005

Tumbler Ridge Area

Hermann Coal Mine
Western Canadian Coal Corp Ph: (604) 608-2692
Proposed coal mine to include mining the Hermann deposits located on four Coal Licenses in the southern portion of the Wolverine property. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1318
Start: ?
Finish: ?
Last Update: Mar 2005

Tumbler Ridge Area

Trend Coal Mine
NEMI Northern Energy Mining Inc. Ph: (604) 689-0277
Proposed open pit coal mine with a total of 18 to 23 million tonnes and an expected life of 12 to 15 years to be developed in two phases. Site is located 25 km south of Tumbler Ridge. A larger proposal is being developed for submission into the Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Dec 2004
Project ID: 1265
Start: Summer 2006
Finish: Late 2007
Last Update: Jun 2005

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Tumbler Ridge Region

Belcourt and Saxon Coal Mines
Western Canadian Coal Corp/NEMI Northern Energy & Mining Inc. Ph: (604) 608-2692
Two proposed mining projects in close proximity to one another. Mines may share some common facilities, such as a wash plant and loadout facilities. Currently in the exploration stage, with feasibility studies potentially starting in Summer 2005. Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1332
Start: Summer 2007
Finish: Early 2008
Last Update: Mar 2005

STATUS: ON HOLD

Mackenzie

Finlay River Power Project
Northgate Minerals Corp. Ph: (604) 681-4004
Proposed 20 MW run-of-river hydroelectric project, 250 km northeast of Smithers, to supply energy to the proposed Kemess North project. Project would elevate the water levels of Thutade Lake only within the water bodys current natural high water levels. Project is on hold while company awaits environmental approval for its proposed Kemess North project.

Status: On hold
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1325
Start: ?
Finish: ?
Last Update: Mar 2005

Taylor

Taylor Pipeline
TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 524
Start: ?
Finish: ?
Last Update: Mar 2005

STATUS: CONSTRUCTION STARTED

Chetwynd

Burnt River/Brazion Coal Mine Properties
Western Canadian Coal Corp. Ph: (604) 608-2692
Development potential of the combined Burnt River and Brazion properties, located approx 50 km south of Chetwynd. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). The Dillon Mine is focused on the Dillon Syncline of the Burnt River property - this portion received its Mines Act permit in Sep 2004 and commenced in Nov 2004. It will exploit a mining reserve of 1.56 million tonnes at an annual rate of 240,000 tonnes and will be campaign mined at a rate of up to 60,000 tonnes/month. Studies are also now underway toward applications for an Environmental Assessment Certificate (expected to apply in Aug 2005) and permit to mine the adjacent Brule deposit. Production at the Brule Mine would be expected by the beginning of 2006, and together with the Dillon Mine, the targeted production will be 1.5 Mt/annum of PCI coal. Website: www.westerncoal.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Jun 2001
Project ID: 755
Start: Nov 2004
Finish: Summer 2007
Last Update: Jun 2005

Chetwynd region

Willow Creek Coal Project
Pine Valley Mining Corporation Ph: (604) 682-4678
Thermal and semi-hard coking coal mine 45 km west of Chetwynd. Initial production of 900,000 tonnes/yr of coking and steam coal and processing at 250 tonnes/hour. Feasibility report was issued in Sep 2003. Large sample testing has taken place for which a raw coal operation began in Spring 2004. Stage 2 development, which is underway, includes the installation of a coal preparation plant which will handle coal crushing, handling and train loading facilities, next to the rail siding and construction of additional ancillary infrastructure. A non-binding letter of intent has been signed with a leading coal trading company. All of the production from this mine could potentially be sold to Asian markets. Project Manager is Merit Consultants International Inc. Website: www.pinevalleycoal.com

Status: Construction started
Est. Cost ($ million): 29
First Entry: Dec 1997
Project ID: 329
Start: Summer 2004
Finish: Fall 2005
Last Update: Mar 2005

Dawson Creek

South Peace Community Multiplex
City of Dawson Creek Ph: (250) 784-3600
Proposed 230,000 sq ft community multiplex development to be located on Hwy 2. Plans include an aquatic centre with an 8-lane, 25 m pool and leisure area, riding arena, Agri-Centre, and a 6,500-seat event and conference centre. Architect: Field, Field, and Field Architects. Website: www.southpeacemultiplex.com

Status: Construction started
Est. Cost ($ million): 22
First Entry: Dec 2004
Project ID: 1251
Start: Apr 2005
Finish: Jun 2006
Last Update: Jun 2005

Fort Nelson

Sierra Yoyo Desan Resource Road
Ledcor Projects Inc/BC Ministry of Transportation
7 Ph: (250) 774-2541 (Regional District)
Ledcor Projects Inc. of Vancouver has been selected to design, build and finance upgrades and operate and maintain the Sierra Yoyo Desan Rd for 16 years, the 173 km resource road and a 15 km public road (maintained by the Ministry of Transportation) that connects to the Alaska Hwy just south of Fort Nelson together form the primary access to more than 27,000 sq km of oil and gas territory in the northeast of British Columbia. The project consists of the construction of a bypass, including a Fort Nelson River bridge to connect Hwy 97 to the SYD Rd, upgrade of the SYD Rd consisting of selective widening and strengthening of the existing gravel road, realignment and widening of some portions, bridge replacement and related upgrades, and maintenance and operation of the road. The bridge and a new bypass completed and opened to industrial traffic in Nov 2004. Other portions of the project construction are to be completed by Dec 2005.

Status: Construction started
Est. Cost ($ million): 38
First Entry: Mar 1999
Project ID: 542
Start: Fall 2003
Finish: Dec 2005
Last Update: Jun 2005

Fort St. John

Slocan-LP Oriented Strandboard Mill
Canfor Corporation/Louisiana Pacific Ph: (604) 278-7311
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 820 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Jun 2000
Project ID: 668
Start: Jun 2004
Finish: Sep 2005
Last Update: Jun 2005

Tumbler Ridge

Wolverine Coal Mine
Western Canadian Coal Corp Ph: (604) 608-2692
The Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge received a permit to mine 1.6 million tonnes per year. The project is expected to produce 200 permanent jobs and is simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). An amendment to increase production has been applied for.
Website: www.westerncoal.com

Status: Construction started
Est. Cost ($ million): 180
First Entry: Jun 2001
Project ID: 754
Start: May 2005
Finish: Late 2005
Last Update: Jun 2005

STATUS: COMPLETED

Fort Nelson

PolarBoard Mill Expansion
Canfor Corporation Ph: (250) 233-6500
Expansion and modernization of the existing oriented strand board mill to include adding two new higher capacity dryers, and improvements in emission control and log handling. Production will be raised from 535 msf to 650 msf per year. Plant installation construction complete - operation to start in Oct 2005.

Status: Completed
Est. Cost ($ million): 26
First Entry: Sep 2004
Project ID: 1196
Start: Fall 2004
Finish: May 2005
Last Update: Jun 2005

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